

FINAL LAND DEVELOPMENT PLAN

SHEETZ STORE #384

REBUILD

AT

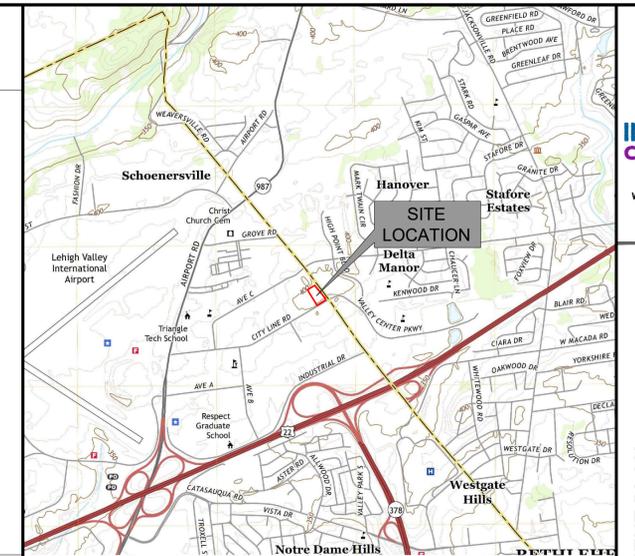
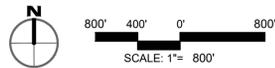
3201 SCHOENERSVILLE ROAD

CITY OF BETHLEHEM

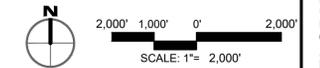
LEHIGH COUNTY, PENNSYLVANIA



VICINITY MAP
SCALE = 1" = 800'



LOCATION MAP
SCALE = 1" = 2,000'



430 NORTH FRONT STREET
WORMLEYSBURG, PA | 17043
717.773.8884
www.integratedip.com

FINAL LAND DEVELOPMENT PLAN
SHEETZ STORE #384 REBUILD
AT
3201 SCHOENERSVILLE ROAD
CITY OF BETHLEHEM
LEHIGH COUNTY

ACT 287 LIST OF UTILITIES

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE ONE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776. DESIGN SERIAL NUMBER IS 20212562695, SUBMITTED ON 9/15/2021.

COMPANY: EVERSTREAM ADDRESS: 111 S INDEPENDENCE MALL E SUITE 608 PHILADELPHIA, PA 19106 CONTACT: ROBERT HENNINGER EMAIL: RHENNINGER@EVERSTREAM.NET	COMPANY: ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC ADDRESS: 1605 29TH STREET SUITE 2050 BOULDER, CO 80301 CONTACT: GEORGE HUSS E-MAIL: GEORGE.HUSS@ZAYO.COM
COMPANY: CENTURY LINK ADDRESS: 1025 ELDRADO BLVD BROOMFIELD, CO 80021 CONTACT: CENTURY LINK OPERATOR PERSONNEL E-MAIL: RELOCATIONS@LUMEN.COM	COMPANY: BETHLEHEM CITY ADDRESS: 10 E CHURCH ST BETHLEHEM, PA 18018 CONTACT: ROBERT TAYLOR E-MAIL: RTAYLOR@BETHLEHEM-PA.GOV
COMPANY: VERIZON BUSINESS FORMERLY MCI ADDRESS: 400 INTERNATIONAL PARKWAY RICHARDSON, TX 75081 CONTACT: DEAN BOYERS E-MAIL: INVESTIGATIONS@VERIZON.COM	COMPANY: SERVICE ELECTRIC CABLE TV INC ADDRESS: 2260 AVENUE A LVIP 1 BETHLEHEM, PA 18017 CONTACT: RICH PERICH E-MAIL: RPERICH@SECTV.COM
COMPANY: PPL ELECTRIC UTILITIES CORP. ADDRESS: 434 SUSQUEHANNA TRL NORTHUMBERLAND, PA 17857 CONTACT: DOUG HAUFF EMAIL: DLHAUFF@PPLWEB.COM	COMPANY: RCN TELECOM SERVICES INC ADDRESS: 5508 NOR BATH BLVD NORTHAMPTON, PA 18067 CONTACT: MIKE BOZILESKY E-MAIL: MICHAEL.BOZILESKY@RCN.NET
COMPANY: VERIZON PENNSYLVANIA LLC ADDRESS: 1650 VIRGINIA DR FORT WASHINGTON, PA 19034 CONTACT: DARLINE LEPPERD JOHNSON	COMPANY: UGI UTILITIES INC ADDRESS: 2121 CITY LINE ROAD BETHLEHEM, PA 18017 CONTACT: TIMOTHY STEWARD E-MAIL: TSTEWARD@UGI.COM

PLAN PREPARERS

INTEGRATED CONSULTING, LLC
430 NORTH FRONT STREET
WORMLEYSBURG, PA | 17043



CONTACT: TERRI DELO, EIT
TELEPHONE: 717-497-3332
EMAIL ADDRESS: Terr@integratedip.com

APPLICANT

SHEETZ, INC.
351 SHEETZ WAY
CLAYSBURG, PA 16625

CONTACT: MR. ROBERT FRANKS
TELEPHONE: 814-935-4798
EMAIL ADDRESS: BFRANKS@SHEETZ.COM

PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO PROPOSE THE REBUILD OF SHEETZ STORE #384 WITH ASSOCIATED IMPROVEMENTS.

PLAN DATES

ISSUE DATE: NOVEMBER 22, 2022
REVISION DATE: APRIL 14, 2023

NOTE: ANY CHANGES TO A PREVIOUS PLAN SUBMISSION ARE FLAGGED WITH A TRIANGLE. FLAGGED CHANGES REFERENCE THE APPROPRIATE REVISION NUMBER AND DATE IN THE TITLE BLOCK.

LAND SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CORRECTLY AND ACCURATELY REPRESENTS THE LANDS OF THE OWNER AND, WHERE APPLICABLE, THE LOTS, BUILDINGS, STREETS, PARKING AREAS, WALKWAYS AND OTHER STRUCTURES AND IMPROVEMENTS SHOWN THEREON.

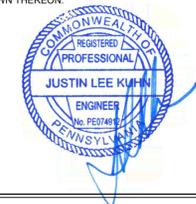
PROFESSIONAL LAND SURVEYOR DATE

CIVIL ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN CORRECTLY AND ACCURATELY REPRESENTS THE LANDS OF THE OWNER AND, WHERE APPLICABLE, THE LOTS, BUILDINGS, STREETS, PARKING AREAS, WALKWAYS AND OTHER STRUCTURES AND IMPROVEMENTS SHOWN THEREON.

JUSTIN KUHN, P.E. No. 074912

11/22/2022
DATE



AREA AND BULK REGULATIONS

LOCATION: 3201 SCHOENERSVILLE ROAD, BETHLEHEM, PENNSYLVANIA

ZONE: CS - SHOPPING CENTER DISTRICT

USE: GAS STATION, CONVENIENCE STORE, CAR WASH AND RESTAURANT (PERMITTED USES)

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM LOT SIZE	\$1306.01(b)	2 ACRES	2.22 ACRES
2	MINIMUM FRONT YARD SETBACK	\$1306.01(b)	40 FT	94 FT (BLDG) 182 FT (CAR WASH)
3	MINIMUM REAR YARD SETBACK	\$1306.01(b)	25 FT	64 FT (BLDG) 25 FT (CAR WASH)
4	MINIMUM SIDE YARD SETBACK	\$1306.01(b)	25 FT, EXCEPT 40 FT IF ADJACENT TO A STREET	151 FT (BLDG) 140 FT (CAR WASH)
5	MINIMUM CANOPY SETBACK	\$1322.03.(v)(3)	20 FT FROM STREET/ALLEY R.O.W. LINE	51 FT
6	MINIMUM FUEL DISPENSER SETBACK	\$1322.03.(v)(4)	30 FT FROM STREET/ALLEY R.O.W. LINE AND ANY RESIDENTIAL LOT LINE	61 FT
7	MINIMUM LOT WIDTH	\$1306.01(b)	300 FT	429 FT
8	MAXIMUM IMPERVIOUS COVERAGE	\$1306.01(b)	90%	EXISTING: 78.8% (1.75 ACRES) PROPOSED: 72.7% (1.60 ACRES)
9	MAXIMUM BUILDING COVERAGE	\$1306.01(b)	40%	7.3% (0.16 ACRES)
10	MAXIMUM BUILDING HEIGHT	\$1306.01(b)	80 FT	26 FT (H.P. CUPOLA) 21.25 FT (ROOF SCREEN)
11	MAXIMUM CANOPY HEIGHT	\$1322.03.(v)(5)	20 FT (GROUND TO TOP OF CANOPY) EXCEPT PORTIONS OF THE CANOPY THAT ARE SLOPED TO DIRECT LIGHT AWAY FROM STREETS AND DWELLINGS	21.62 FT (CANOPY)
12	MINIMUM AISLE WIDTH (TWO-WAY)	\$1319.03.(a)(4)	24 FT	27.5 FT
13	ACCESSORY BUILDING HEIGHT	\$1306.02.(b)	25 FT, UNLESS IT MEETS MINIMUM SETBACK REQUIREMENTS, IN WHICH CASE 80 FT SHALL APPLY	25 FT OR LESS

PARKING REQUIREMENTS

#	ITEM	SECTION	REQUIREMENTS	PROPOSED
1	MINIMUM OFF-STREET PARKING FOR INDOOR RETAIL BUSINESS OTHER THAN A SHOPPING CENTER	\$1319	4 SPACES / 1,000 SF OF GROSS FLOOR AREA (4,810 SF OF GROSS FLOOR AREA) = 20 SPACES	
2	MINIMUM OFF-STREET PARKING FOR RESTAURANTS	\$1319	1 SPACE / 2 EMPLOYEES + 1 SPACE / 4 SEATS FOR CUSTOMERS = 1 SPACE x (7 EMPLOYEES / 2) = 5 + 1 SPACE x (48 SEATS / 4) = 12 = 17 SPACES TOTAL	39 SPACES
3	MINIMUM ADA SPACES	\$1319.02.(h)(1)	26 TO 50 SPACES = 2 ADA SPACES, 1 OF WHICH MUST BE VAN-ACCESSIBLE	3 ADA SPACES, 2 OF WHICH ARE VAN-ACCESSIBLE
4	MINIMUM BICYCLE PARKING	\$1319.02.(g)	5% OF THE OFF-STREET VEHICLE PARKING REQ. WITH A MIN. OF 2 SPACES IN ANY EVENT (2 REQ'D)	3 BICYCLE PARKING SPACES
5	MINIMUM OFF-STREET LOADING	\$1319.04	11 FT X 35 FT SPACE	11 FT X 35 FT SPACE

*4,810 SF IS THE GROSS FLOOR AREA OF THE STORE DEDICATED TO RETAIL USE/SALES. THE REMAINING SQUARE FOOTAGE IS FACTORED INTO THE RESTAURANT USE PARKING CALCULATIONS.

CERTIFICATION OF OWNERSHIP & ACKNOWLEDGEMENT OF PLAN

I (WE) THE OWNER(S) OF _____, BEING DULY SWORN ACCORDING TO LAW, DEPOSE AND SAY THAT I (WE) AM (ARE) THE SOLE OWNER(S) OF THE ABOVE PROPERTY IN PEACEFUL POSSESSION OF THE SAME AND THAT THERE ARE NO SUITS OR LIENS PENDING AFFECTING THE TITLE THEREOF.

SIGNATURE OF OWNER
SWORN AND SUBSCRIBED TO BEFORE ME THIS _____ DAY OF _____, 20____.
ATTEST:

NOTARY PUBLIC
MY COMMISSION EXPIRES _____, 20____.

CITY PLANNING COMMISSION

RECOMMENDED FOR APPROVAL BY THE CITY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIRMAN

CITY ENGINEER

REVIEWED BY CITY OF BETHLEHEM ENGINEER THIS _____ DAY OF _____, 20____.

CITY ENGINEER

CERTIFICATION OF THE LEHIGH VALLEY PLANNING COMMISSION

LEHIGH VALLEY PLANNING COMMISSION REVIEWED BY THE LEHIGH VALLEY PLANNING COMMISSION

PLANNER DATE

RECORDER OF DEEDS

PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA, IN DOCKET ID _____ ON THE _____ DAY OF _____, 20____.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

WITNESS

RECORDER OF DEEDS

DATE



CDC	Member Name	Response	Response Date	Initials
EVS	EVERSTREAM	DID NOT RESPOND THROUGH PA ONE CALL.	9/30/2021 0:04	
LKC	CENTURYLINK FORMERLY LEVEL3	CLEAR, NO FACILITIES OR FACILITIES NOT INVOLVED BASED ON TICKET INFORMATION.	9/15/2021 21:15	AAA-WEBSVC
MI	VERIZON BUSINESS FORMERLY MCI	DID NOT RESPOND THROUGH PA ONE CALL.	9/30/2021 0:04	
PPL	PPL ELECTRIC UTILITIES CORPORATION	ENGINEERING COMPLETED. A PDF FILE OR MARKED UP PLANS WERE SENT TO THE REQUESTOR.	9/30/2021 19:40	CLS-WEBSVC
PIL	ZAYO BANDWIDTH FORMERLY PPL TELCOM LLC	FIELD MARKED.	9/17/2021 10:09	SCL-WEBSVC
QX	BETHLEHEM CITY	FIELD MARKED.	9/20/2021 16:21	BG-WEB
SES	SERVICE ELECTRIC CABLE TV INC	FIELD MARKED.	9/29/2021 22:58	CLS-WEBSVC
TCC	RCN TELECOM SERVICES INC	INSUFFICIENT INFORMATION, DO NOT DIG.	9/29/2021 22:58	CLS-WEBSVC
UI	UGI UTIL LEHIGH HAZLETON	DESIGN CONFLICT, PLEASE EMAIL OR SEND PLANS TO: TIMOTHY STEWARD UGI UTILITIES INC 2121 CITY LINE ROAD BETHLEHEM PA 18017 TSTEWARD@UGI.COM	9/15/2021 13:38	ATS-WEBSVC
VI	VERIZON PENNSYLVANIA LLC	CONFLICT, LINES NEARBY, DIRECT CONTACT TO FOLLOW BY FACILITY OWNER.	9/16/2021 11:17	AAA-WEBSVC

SHEET INDEX

#	Sheet Title	#	Sheet Title
01	COVER SHEET	10	PROFILES
02	EXISTING CONDITIONS PLAN	11	DETAILS
03	DEMOLITION PLAN	12	DETAILS
04	50' SCALE SITE PLAN	13	DETAILS
05	SITE PLAN	14	DETAILS
06	GRADING AND DRAINAGE PLAN	15	DETAILS
07	UTILITY PLAN	16	DETAILS
08	LANDSCAPE PLAN	17	DETAILS
09	LANDSCAPE DETAILS	SUPPLEMENTAL PLANS - E&S CONTROL PLAN	

PROFESSIONAL SEAL	DRAWN	CMMS
	REVIEWED	ILK
	SCALE	AS NOTED
	DATE	11/22/2022
	PROJECT NO.	21-0171
	CAD FILE:	01 - LD COVERSHEET

REVISIONS	NO.	DATE	DESCRIPTION
	1	04/14/2023	REVISED PER E&S, LVPC & CITY REVIEWS

TITLE
COVER SHEET

SHEET NO.
01 of 17

REVISIONS	NO.	DATE	DESCRIPTION
	1	04/14/2023	REVISED PER EAC, LVPC & CITY REVIEWS

TITLE
EXISTING CONDITIONS PLAN

SHEET NO.

02 of 17

LEGEND

- EXISTING CONDITIONS PLAN
- - - - - EXISTING MAJOR CONTOUR
 - - - - - EXISTING MINOR CONTOUR
 - - - - - EXISTING LIDAR CONTOUR
 - - - - - EXISTING OVERHEAD ELECTRIC
 - EXISTING GAS VALVE
 - EXISTING GAS LINE
 - EXISTING WATERLINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING SANITARY MANHOLE
 - EXISTING EASEMENT
 - EXISTING SETBACK
 - EXISTING PROPERTY LINE
 - - - - - EXISTING APPROXIMATE LEASE LINE
 - EXISTING PROPERTY CORNER
 - EXISTING STORM MANHOLE
 - EXISTING SIGN
 - EXISTING EDGE OF MACADAM
 - EXISTING EDGE OF CONCRETE
 - EXISTING LIGHT STANDARD
 - EXISTING BOLLARD
 - EXISTING TREE
 - EXISTING STORM PIPE
 - EXISTING CONCRETE
 - EXISTING CURB
 - SOIL TYPE BOUNDARY LINE
 - SOIL TYPE

SURVEY NOTES

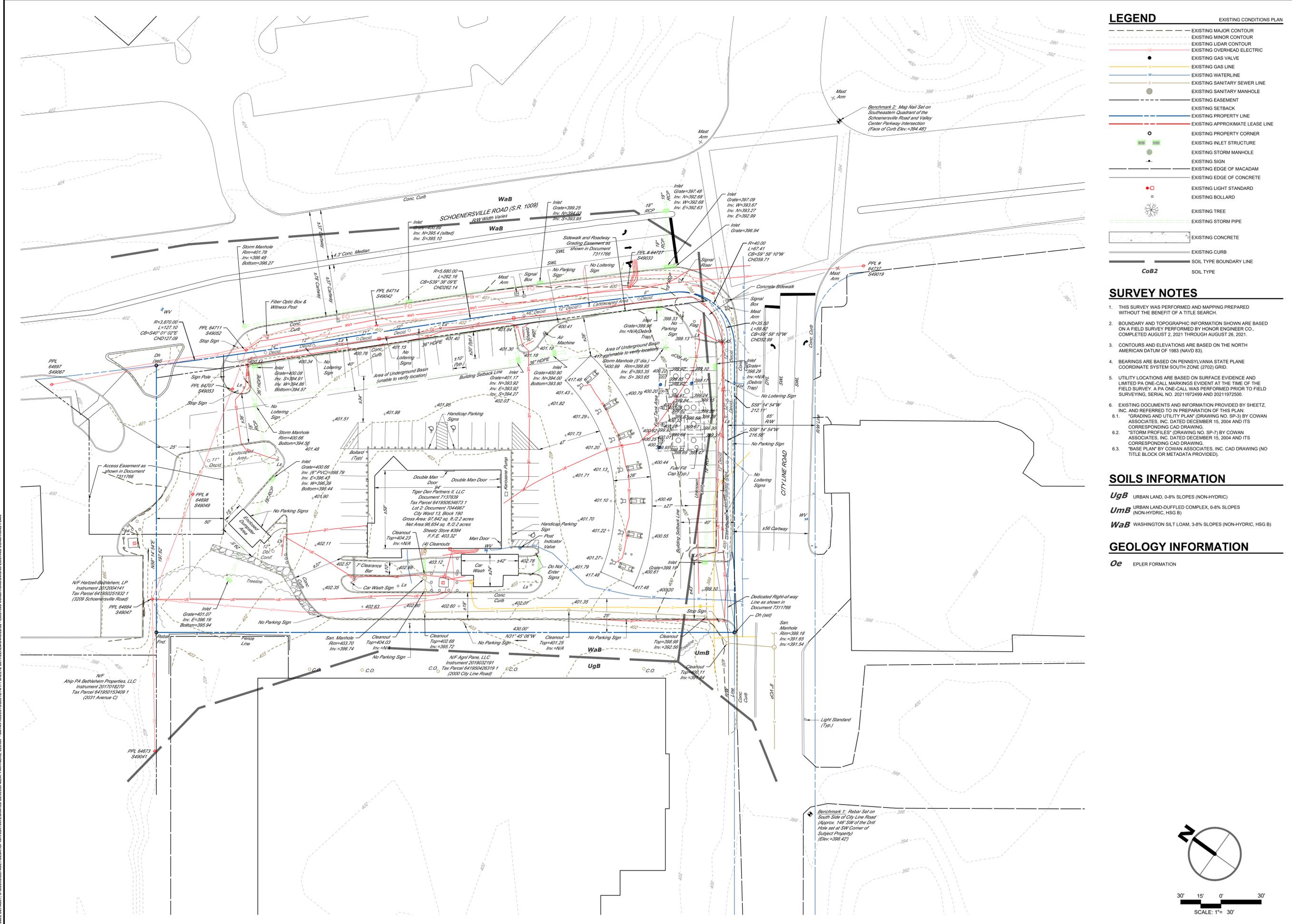
- THIS SURVEY WAS PERFORMED AND MAPPING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ARE BASED ON A FIELD SURVEY PERFORMED BY HONOR ENGINEER CO., COMPLETED AUGUST 2, 2021 THROUGH AUGUST 26, 2021.
- CONTOURS AND ELEVATIONS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAVD 83).
- BEARINGS ARE BASED ON PENNSYLVANIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE (2702) GRID.
- UTILITY LOCATIONS ARE BASED ON SURFACE EVIDENCE AND LIMITED PA ONE-CALL MARKINGS EVIDENT AT THE TIME OF THE FIELD SURVEY. A PA ONE-CALL WAS PERFORMED PRIOR TO FIELD SURVEYING, SERIAL NO. 20211972499 AND 20211972500.
- EXISTING DOCUMENTS AND INFORMATION PROVIDED BY SHEETZ, INC. AND REFERRED TO IN PREPARATION OF THIS PLAN:
 - "GRADING AND UTILITY PLAN" (DRAWING NO. SP-3) BY COWAN ASSOCIATES, INC. DATED DECEMBER 15, 2004 AND ITS CORRESPONDING CAD DRAWING.
 - "STORM PROFILES" (DRAWING NO. SP-7) BY COWAN ASSOCIATES, INC. DATED DECEMBER 15, 2004 AND ITS CORRESPONDING CAD DRAWING.
 - "BASE PLAN" BY COWAN ASSOCIATES, INC. CAD DRAWING (NO TITLE BLOCK OR METADATA PROVIDED).

SOILS INFORMATION

- UgB** URBAN LAND, 0-8% SLOPES (NON-HYDRIC)
- Umb** URBAN LAND-DUFFLED COMPLEX, 0-8% SLOPES (NON-HYDRIC, HSG B)
- WaB** WASHINGTON SILT LOAM, 3-8% SLOPES (NON-HYDRIC, HSG B)

GEOLOGY INFORMATION

- Oe** EPLER FORMATION



4/14/2023, 10:45 AM, C:\Users\default\Desktop\ANTHONY\INTEGRATED DEVELOPMENT PARTNERS, LLC\IP\PROJECTS\0212-0111-SHEETZ BETHLEHEM\DWG-02-EXISTING CONDITIONS.DWG & EXISTING CONDITIONS PLAN

PROFESSIONAL SEAL

DRAWN	CM/MS
REVIEWED	ILK
SCALE	AS NOTED
DATE	11/22/2022
PROJECT NO.	21-0171
CAD FILE:	03 - DEMOLITION PLAN

NO.	DATE	DESCRIPTION
1	04/14/2023	REVISED PER EAC, LVPC & CITY REVIEWS

TITLE
DEMOLITION PLAN

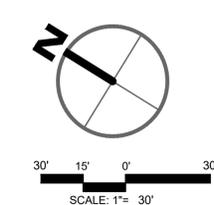
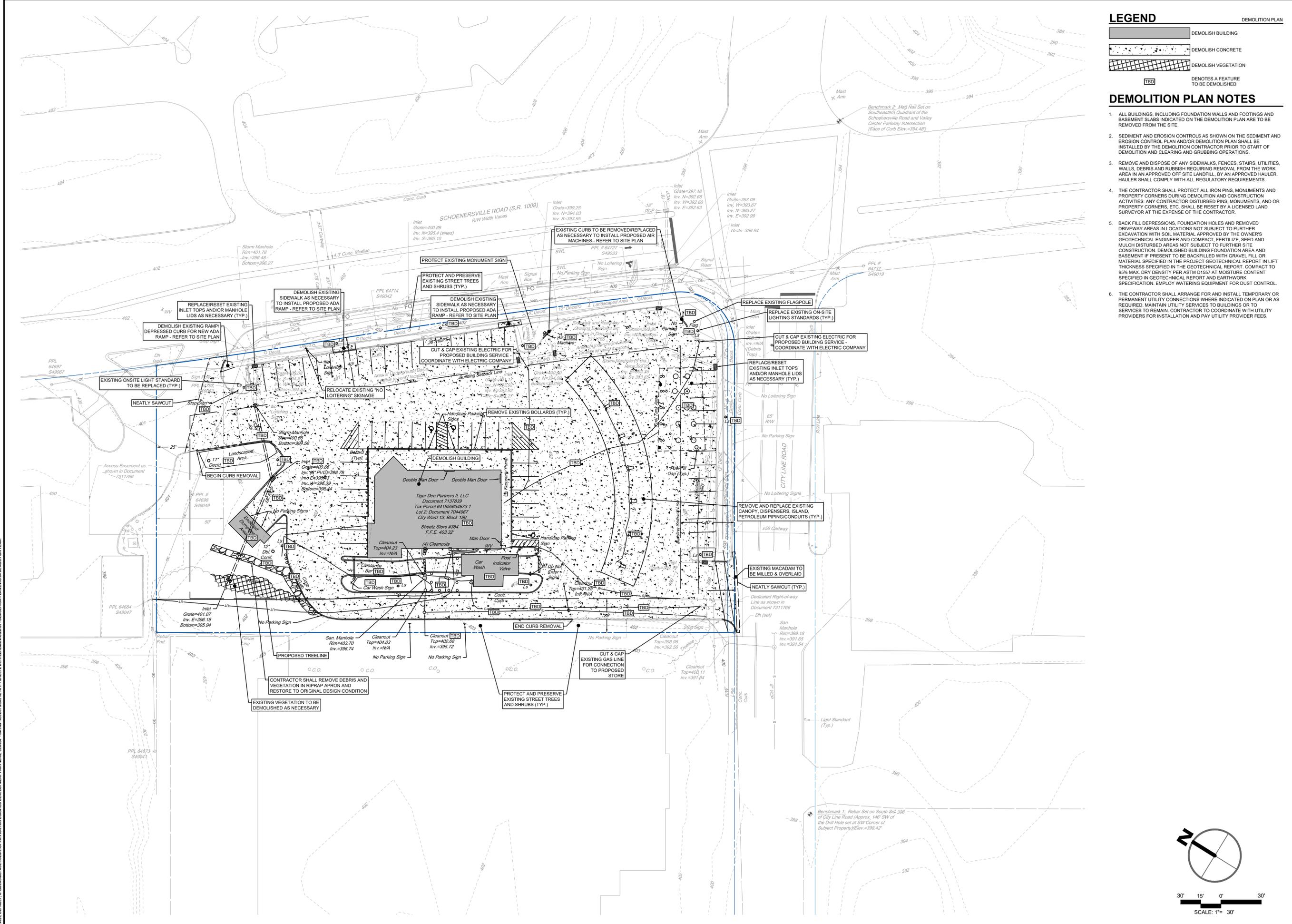
SHEET NO.
03 of 17

LEGEND

	DEMOLISH BUILDING
	DEMOLISH CONCRETE
	DEMOLISH VEGETATION
	DEMOTES A FEATURE TO BE DEMOLISHED

DEMOLITION PLAN NOTES

- ALL BUILDINGS, INCLUDING FOUNDATION WALLS AND FOOTINGS AND BASEMENT SLABS INDICATED ON THE DEMOLITION PLAN ARE TO BE REMOVED FROM THE SITE.
- SEDIMENT AND EROSION CONTROLS AS SHOWN ON THE SEDIMENT AND EROSION CONTROL PLAN AND/OR DEMOLITION PLAN SHALL BE INSTALLED BY THE DEMOLITION CONTRACTOR PRIOR TO START OF DEMOLITION AND CLEARING AND GRUBBING OPERATIONS.
- REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, UTILITIES, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL, BY AN APPROVED HAULER. HAULER SHALL COMPLY WITH ALL REGULATORY REQUIREMENTS.
- THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, AND OR PROPERTY CORNERS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- BACK FILL DEPRESSIONS, FOUNDATION HOLES AND REMOVED DRIVEWAY AREAS IN LOCATIONS NOT SUBJECT TO FURTHER EXCAVATION WITH SOIL MATERIAL APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER AND COMPACT, FERTILIZE, SEED AND MULCH DISTURBED AREAS NOT SUBJECT TO FURTHER SITE CONSTRUCTION. DEMOLISHED BUILDING FOUNDATION AREA AND BASEMENT IF PRESENT TO BE BACKFILLED WITH GRAVEL FILL OR MATERIAL SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT IN LIFT THICKNESS SPECIFIED IN THE GEOTECHNICAL REPORT. COMPACT TO 95% MAX. DRY DENSITY PER ASTM D1557 AT MOISTURE CONTENT SPECIFIED IN GEOTECHNICAL REPORT AND EARTHWORK SPECIFICATION. EMPLOY WATERING EQUIPMENT FOR DUST CONTROL.
- THE CONTRACTOR SHALL ARRANGE FOR AND INSTALL TEMPORARY OR PERMANENT UTILITY CONNECTIONS WHERE INDICATED ON PLAN OR AS REQUIRED. MAINTAIN UTILITY SERVICES TO BUILDINGS OR TO SERVICES TO REMAIN. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS FOR INSTALLATION AND PAY UTILITY PROVIDER FEES.



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SITE PLAN NOTES

1. THE CONTRACTOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION NOTES PROVIDED ON THE SEDIMENT AND EROSION CONTROL PLAN.
2. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF BUILDING, RAISED CONCRETE SIDEWALKS, LANDINGS, RAMPS, AND STAIRS.
3. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING AS APPLICABLE UNLESS OTHERWISE NOTED. ALL BUILDING DIMENSIONS ARE REFERENCED TO THE OUTSIDE FACE OF THE STRUCTURE.
4. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS AS REQUIRED BY THE OWNER, ENGINEER OR LOCAL GOVERNING AUTHORITIES.
5. TRAFFIC CONTROL SIGNAGE SHALL CONFORM TO THE STATE DOT STANDARD DETAIL SHEETS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS SHALL BE INSTALLED PLUMB WITH THE EDGE OF THE SIGN 2' OFF THE FACE OF THE CURB, AND WITH 7" VERTICAL CLEARANCE UNLESS OTHERWISE DETAILED OR NOTED.
6. THE CONTRACT LIMIT IS THE PROPERTY LINE UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE CONTRACT DRAWINGS.
7. PAVEMENT MARKING KEY:
 4" SYDL 4" SOLID YELLOW DOUBLE LINE
 4" SYL 4" SOLID YELLOW LINE
 4" SWL 4" SOLID WHITE LINE
 12" SWSB 12" SOLID WHITE STOP BAR
 4" BWL 4" BROKEN WHITE LINE 10' STRIPE 30' SPACE
8. PARKING SPACES SHALL BE STRIPED WITH 4" SWL. HATCHED AREA SHALL BE STRIPED WITH 4" SWL AT A 45° ANGLE. 2' ON CENTER. HATCHING, SYMBOLS, AND STRIPING FOR HANDICAPPED SPACES SHALL BE PAINTED WHITE. OTHER MARKINGS SHALL BE PAINTED WHITE OR AS NOTED.
9. PAVEMENT MARKINGS SHALL BE HOT APPLIED TYPE IN ACCORDANCE WITH STATE DOT SPECIFICATIONS, UNLESS WHERE EPOXY RESIN PAVEMENT MARKINGS ARE INDICATED.
10. ALL ADA DESIGNATED PARKING STALLS, ACCESS AISLES AND PEDESTRIAN WALKWAYS SHALL CONFORM TO THE CURRENT VERSION OF THE AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN AND ANSI STANDARDS AND MAY BE SUPERCEDED BY THE STATE BUILDING CODE.
11. CONSTRUCTION OCCURRING ON THIS SITE SHALL COMPLY WITH NFPA 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS, AND CHAPTER 16 OF NFPA 1 UNIFORM FIRE CODE.
12. A KNOX BOX FOR THE CITY OF BETHLEHEM FIRE DEPARTMENT ACCESS MUST BE INSTALLED. THE LOCATION IS TO BE DETERMINED.

STATEMENT OF INTENT

THE INTENT OF THIS COMMERCIAL LAND DEVELOPMENT IS TO CONSTRUCT A SHEETZ CONVENIENCE STORE, ASSOCIATED DRIVE-THRU, A CAR WASH, GAS SERVICE STATIONS, AND ASSOCIATED FEATURES SHOWN HEREON.



430 NORTH FRONT STREET
 WORMLEYSBURG, PA | 17043
 717.773.8884
 www.integratedip.com

FINAL LAND DEVELOPMENT PLAN

SHEETZ STORE #384 REBUILD

AT

3201 SCHOENERSVILLE ROAD

CITY OF BETHLEHEM

LEHIGH COUNTY

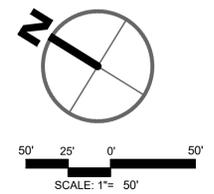
PROFESSIONAL SEAL

DRAWN	CM/MS
REVIEWED	ILK
SCALE	AS NOTED
DATE	11/22/2022
PROJECT NO.	21-0171
CAD FILE:	04 - SITE PLAN

NO.	DATE	DESCRIPTION
1	04/14/2023	REVISED PER EAC, LVP&G & CITY REVIEWS

TITLE
50' SCALE SITE PLAN

SHEET NO.
04 of 17

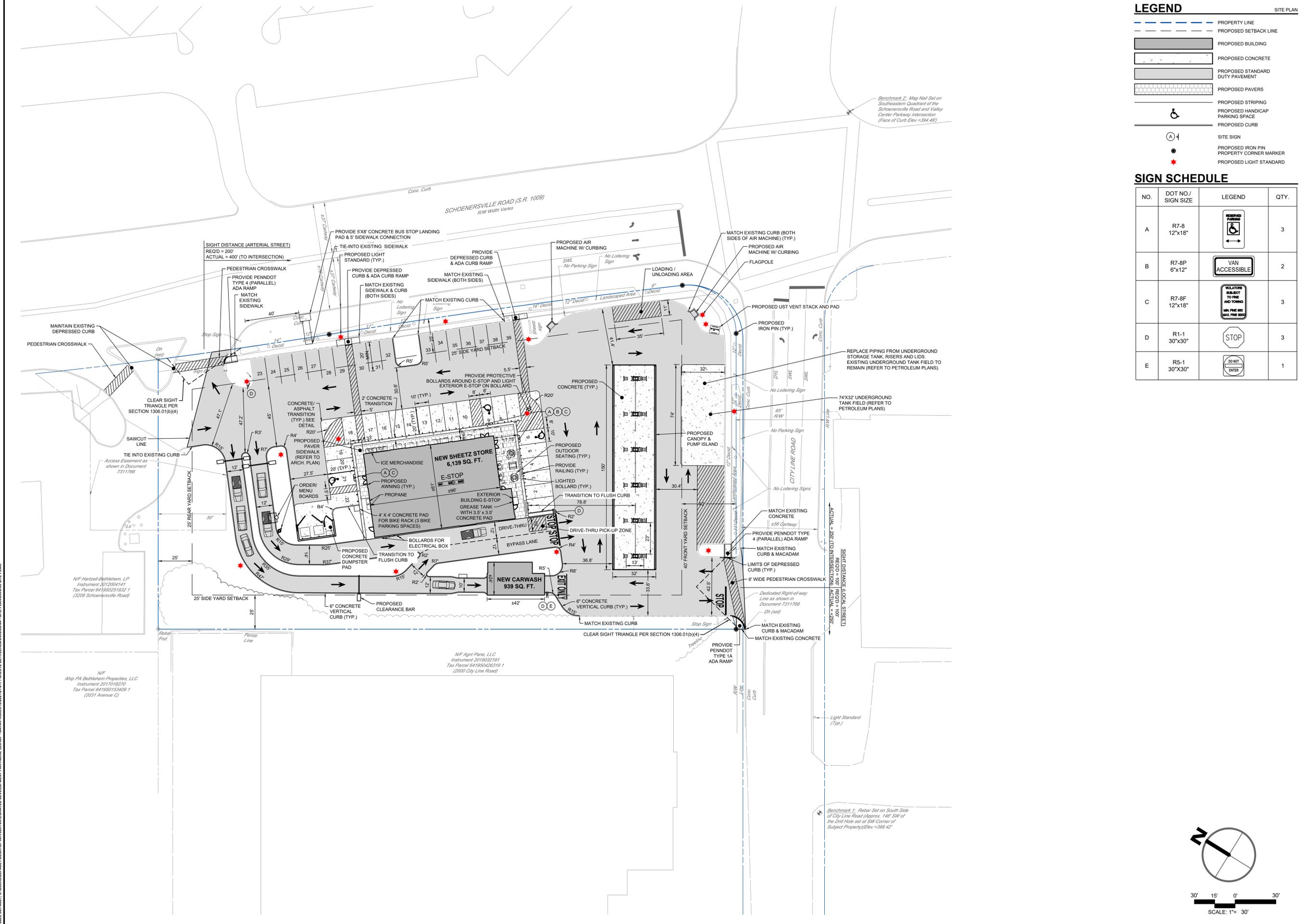


LEGEND

	PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED STANDARD DUTY PAVEMENT
	PROPOSED PAVERS
	PROPOSED STRIPING
	PROPOSED HANDICAP PARKING SPACE
	PROPOSED CURB
	SITE SIGN
	PROPOSED IRON PIN PROPERTY CORNER MARKER
	PROPOSED LIGHT STANDARD

SIGN SCHEDULE

NO.	DOT NO./ SIGN SIZE	LEGEND	QTY.
A	R7-8 12"x18"		3
B	R7-8P 6"x12"		2
C	R7-8F 12"x18"		3
D	R1-1 30"x30"		3
E	R5-1 30"x30"		1



4/14/2023, 10:45:00 AM, C:\Users\default\Desktop\Antik\INTEGRATED DEVELOPMENT PARTNER, LLC\IP - DATA\PROJECTS\2021-0171 - SHEETZ BETHLEHEM\0404 - SITE PLAN\05 SITE PLAN

PROFESSIONAL SEAL	
DRAWN	CM/MS
REVIEWED	ILK
SCALE	AS NOTED
DATE	11/22/2022
PROJECT NO.	21-0171
CAD FILE:	05 - GRADING PLAN

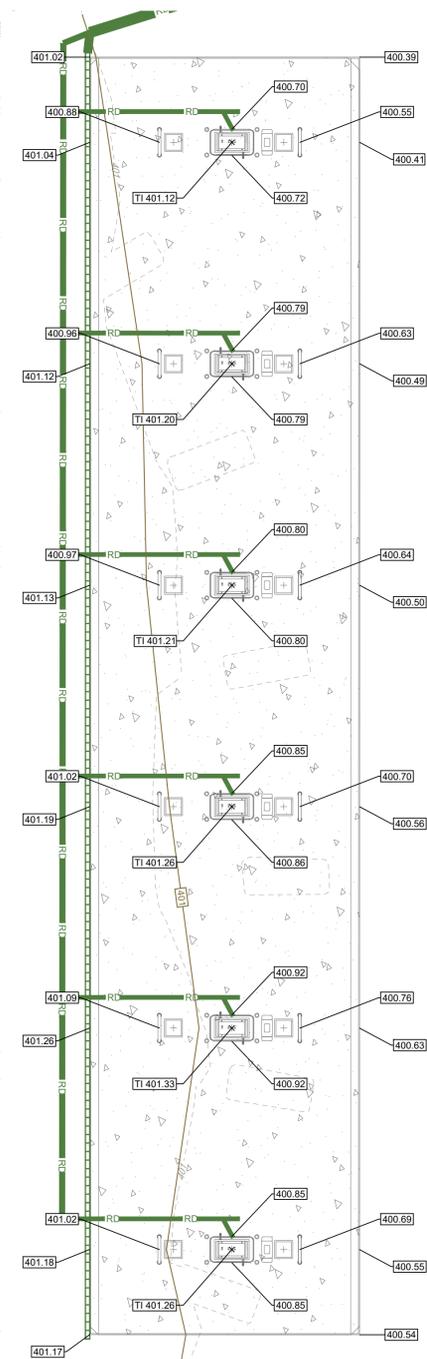
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LEGEND

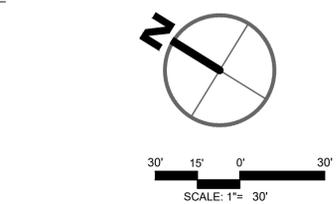
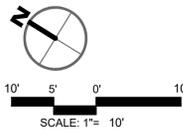
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED SLOPE ARROW
	PROPOSED DOWNSPOUT
	PROPOSED CLEANOUT
	PROPOSED STORM LINE
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	PROPOSED ROOF DRAIN

GRADING & DRAINAGE NOTES

- UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
- THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
- ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
- THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
- BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
- A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASUREMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASUREMENT OF THE PROPOSED PIPING.
- SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
- PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE RUN IN AN UPGRADIENT DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.
- PROPOSED SANITARY SEWER PIPES SHALL BE INSTALLED AT A MINIMUM SLOPE OF 1.0%.
- CONTRACTOR SHALL MATCH EXISTING BOTTOM OF CURB ELEVATION AT ALL PERIMETER CURBING, EXCEPT WHERE NOTED.
- THE MAINTENANCE OF STORM WATER FACILITIES SHALL BE THE OWNER'S RESPONSIBILITY. THE OWNER'S DEED, AND THE DEED TO ANY SUBSEQUENT OWNER, SHALL NOTE THAT THE OWNER SHALL ACCEPT THE MAINTENANCE RESPONSIBILITIES. THE CITY OF BETHLEHEM SHALL BE PERMITTED TO INSPECT THE STORM WATER FACILITIES ON AT LEAST AN ANNUAL SCHEDULE TO ENSURE THAT ANY NECESSARY CORRECTIVE WORK IS PERFORMED IN A TIMELY MANNER.
- ALL STORM DRAINAGE SHALL BE WATERTIGHT.
- THE TWO CAR WASH TRENCH DRAIN SYSTEMS SHALL BE ZURN Z888 PERMA-TRENCH HDPE 6" TRENCH DRAIN SYSTEM. THE CANOPY TRENCH DRAIN SYSTEM SHALL BE ZURN Z888 HEELPROOF HI-CAP SLOTTED DRAINAGE SYSTEM FOR 12" CORRUGATED PIPE OR EQUIVALENT.



DETAILED FUEL ISLAND ELEVATIONS
 1"=10'



PROFESSIONAL SEAL

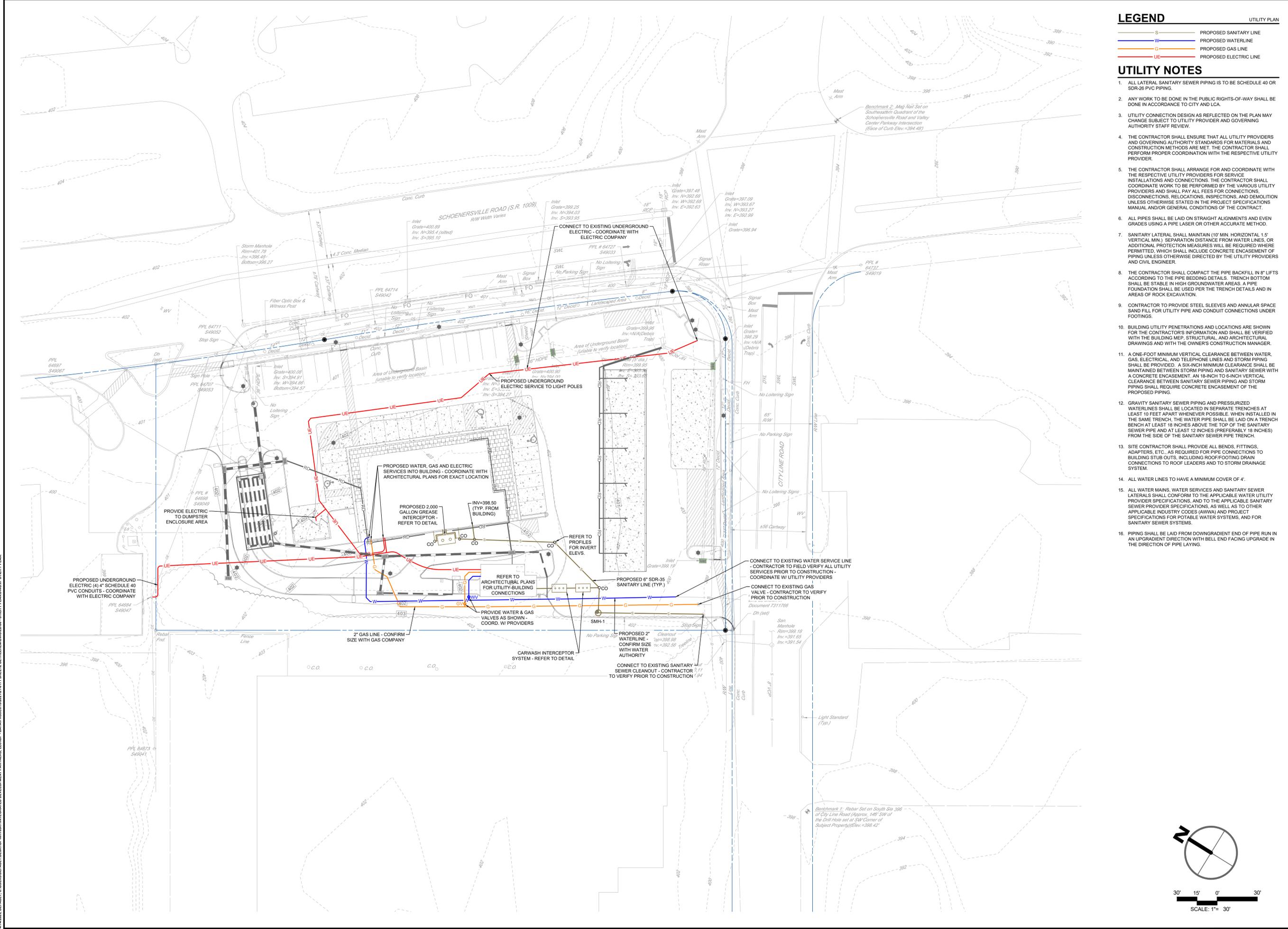
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CAD FILE:	06 - UTILITY PLAN

NO.	DATE	DESCRIPTION
1	04/14/2023	REVISED PER EAC, LVPC & CITY REVIEWS

LEGEND UTILITY PLAN

- S PROPOSED SANITARY LINE
- W PROPOSED WATERLINE
- G PROPOSED GAS LINE
- UE PROPOSED ELECTRIC LINE

- UTILITY NOTES**
- ALL LATERAL SANITARY SEWER PIPING IS TO BE SCHEDULE 40 OR SDR-26 PVC PIPING.
 - ANY WORK TO BE DONE IN THE PUBLIC RIGHTS-OF-WAY SHALL BE DONE IN ACCORDANCE TO CITY AND LCA.
 - UTILITY CONNECTION DESIGN AS REFLECTED ON THE PLAN MAY CHANGE SUBJECT TO UTILITY PROVIDER AND GOVERNING AUTHORITY STAFF REVIEW.
 - THE CONTRACTOR SHALL ENSURE THAT ALL UTILITY PROVIDERS AND GOVERNING AUTHORITY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET. THE CONTRACTOR SHALL PERFORM PROPER COORDINATION WITH THE RESPECTIVE UTILITY PROVIDER.
 - THE CONTRACTOR SHALL ARRANGE FOR AND COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS FOR SERVICE INSTALLATIONS AND CONNECTIONS. THE CONTRACTOR SHALL COORDINATE WORK TO BE PERFORMED BY THE VARIOUS UTILITY PROVIDERS AND SHALL PAY ALL FEES FOR CONNECTIONS, DISCONNECTIONS, RELOCATIONS, INSPECTIONS, AND DEMOLITION UNLESS OTHERWISE STATED IN THE PROJECT SPECIFICATIONS MANUAL AND/OR GENERAL CONDITIONS OF THE CONTRACT.
 - ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER ACCURATE METHOD.
 - SANITARY LATERAL SHALL MAINTAIN (10' MIN. HORIZONTAL 1.5' VERTICAL MIN.) SEPARATION DISTANCE FROM WATER LINES, OR ADDITIONAL PROTECTION MEASURES WILL BE REQUIRED WHERE PERMITTED, WHICH SHALL INCLUDE CONCRETE ENCASEMENT OF PIPING UNLESS OTHERWISE DIRECTED BY THE UTILITY PROVIDERS AND CIVIL ENGINEER.
 - THE CONTRACTOR SHALL COMPACT THE PIPE BACKFILL IN 8" LIFTS ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED PER THE TRENCH DETAILS AND IN AREAS OF ROCK EXCAVATION.
 - CONTRACTOR TO PROVIDE STEEL SLEEVES AND ANNUAL SPACE SAND FILL FOR UTILITY PIPE AND CONDUIT CONNECTIONS UNDER FOOTINGS.
 - BUILDING UTILITY PENETRATIONS AND LOCATIONS ARE SHOWN FOR THE CONTRACTOR'S INFORMATION AND SHALL BE VERIFIED WITH THE BUILDING MEP, STRUCTURAL, AND ARCHITECTURAL DRAWINGS AND WITH THE OWNER'S CONSTRUCTION MANAGER.
 - A ONE-FOOT MINIMUM VERTICAL CLEARANCE BETWEEN WATER, GAS, ELECTRICAL, AND TELEPHONE LINES AND STORM PIPING SHALL BE PROVIDED. A SIX-INCH MINIMUM CLEARANCE SHALL BE MAINTAINED BETWEEN STORM PIPING AND SANITARY SEWER WITH A CONCRETE ENCASEMENT. AN 18-INCH TO 6-INCH VERTICAL CLEARANCE BETWEEN SANITARY SEWER PIPING AND STORM PIPING SHALL REQUIRE CONCRETE ENCASEMENT OF THE PROPOSED PIPING.
 - GRAVITY SANITARY SEWER PIPING AND PRESSURIZED WATERLINES SHALL BE LOCATED IN SEPARATE TRENCHES AT LEAST 10 FEET APART WHENEVER POSSIBLE. WHEN INSTALLED IN THE SAME TRENCH, THE WATER PIPE SHALL BE LAID ON A TRENCH BENCH AT LEAST 18 INCHES ABOVE THE TOP OF THE SANITARY SEWER PIPE AND AT LEAST 12 INCHES (PREFERABLY 18 INCHES) FROM THE SIDE OF THE SANITARY SEWER PIPE TRENCH.
 - SITE CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC., AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING STUB OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
 - ALL WATER LINES TO HAVE A MINIMUM COVER OF 4'.
 - ALL WATER MAINS, WATER SERVICES AND SANITARY SEWER LATERALS SHALL CONFORM TO THE APPLICABLE WATER UTILITY PROVIDER SPECIFICATIONS, AND TO THE APPLICABLE SANITARY SEWER PROVIDER SPECIFICATIONS, AS WELL AS TO OTHER APPLICABLE INDUSTRY CODES (AWWA) AND PROJECT SPECIFICATIONS FOR POTABLE WATER SYSTEMS, AND FOR SANITARY SEWER SYSTEMS.
 - PIPING SHALL BE LAID FROM DOWNGRADIENT END OF PIPE RUN IN AN UPGRADIENT DIRECTION WITH BELL END FACING UPGRADE IN THE DIRECTION OF PIPE LAYING.



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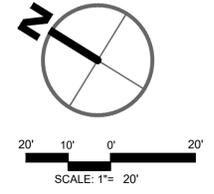
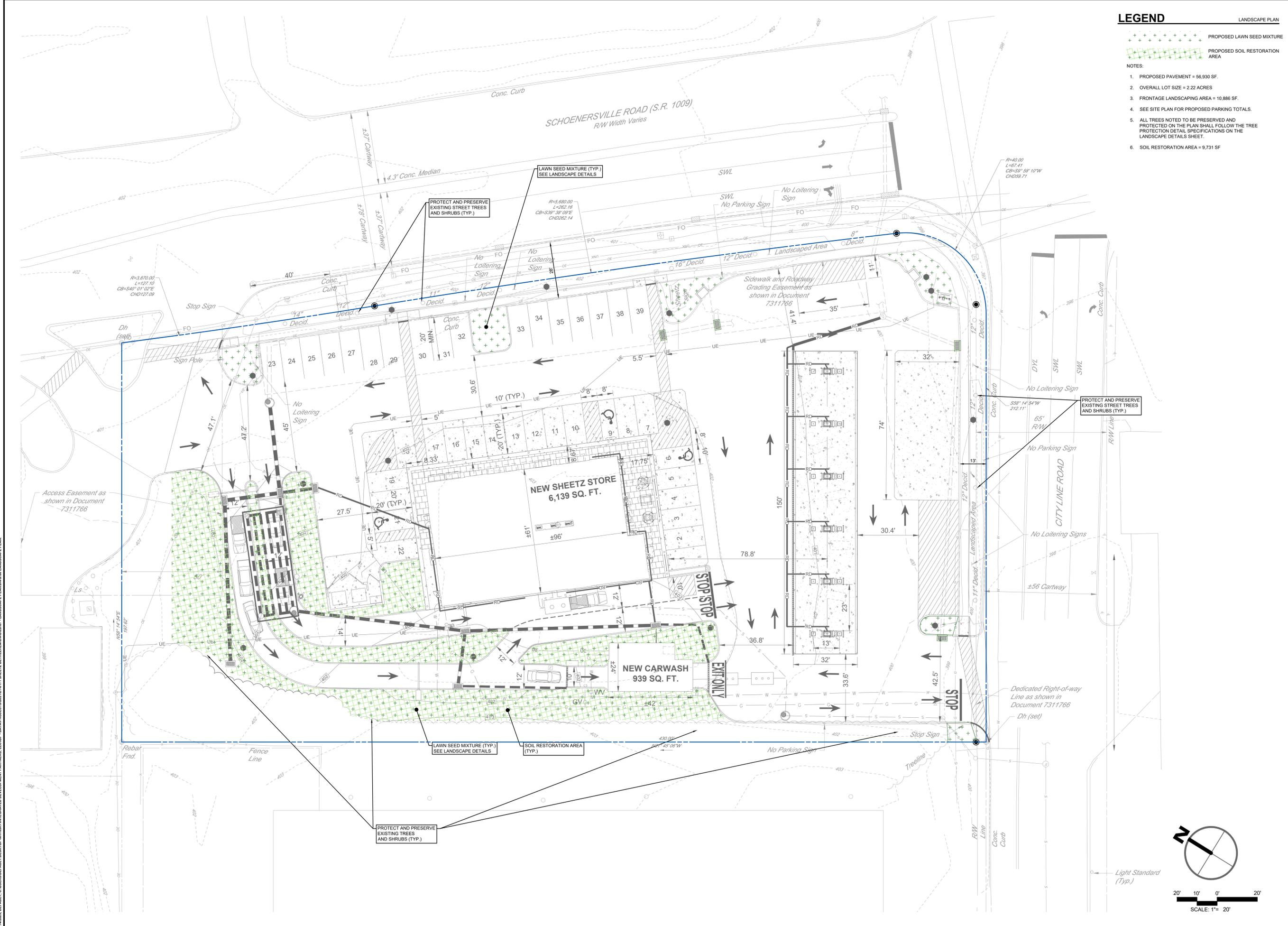
- PROPOSED LAWN SEED MIXTURE
 - PROPOSED SOIL RESTORATION AREA
- NOTES:
1. PROPOSED PAVEMENT = 56,930 SF.
 2. OVERALL LOT SIZE = 2.22 ACRES.
 3. FRONTAGE LANDSCAPING AREA = 10,886 SF.
 4. SEE SITE PLAN FOR PROPOSED PARKING TOTALS.
 5. ALL TREES NOTED TO BE PRESERVED AND PROTECTED ON THE PLAN SHALL FOLLOW THE TREE PROTECTION DETAIL SPECIFICATIONS ON THE LANDSCAPE DETAILS SHEET.
 6. SOIL RESTORATION AREA = 9,731 SF

PROFESSIONAL SEAL

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NO.	DATE	DESCRIPTION
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TITLE
LANDSCAPE PLAN



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LANDSCAPE PLAN PREPARED BY:

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SIGNATURE

GENERAL LANDSCAPE NOTES:

- THE LANDSCAPE PLAN AND DETAIL ARE FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE PLAN, LIGHTING PLAN, GRADING AND DRAINAGE PLAN, AND DEMOLITION PLAN FOR ALL OTHER INFORMATION.
- ALL EXISTING VEGETATION SHALL BE MAINTAINED WHERE IT DOES NOT INTERFERE WITH CONSTRUCTION OF THE PROPOSED PLAN OF DEVELOPMENT. EVERY EFFORT POSSIBLE SHALL BE MADE TO PROTECT EXISTING VEGETATION FROM DAMAGE DUE TO EQUIPMENT USE.
- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR. THE WARRANTY PERIOD BEGINS WHEN THE MAINTENANCE BOND FOR PUBLIC IMPROVEMENTS BEGINS. PLANT MATERIAL WHICH HAS DIED OR BECOME DISEASED OR PEST-RIDDEN SHALL BE REMOVED AND REPLACED WITHIN 6 MONTHS BY THE DEVELOPER AS REQUIRED TO MEET THE DESIGN OF THE ORIGINALLY APPROVED LANDSCAPE PLAN.
- THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE.
- THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO SLOPE, VEGETATION, UTILITY LOCATIONS AND SITE FACTORS SUCH AS THE LOCATION OF ROCK OUTCROPS. THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS FOR THE REVIEW, ADJUSTMENT, AND APPROVAL OF OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- UTILITY LOCATIONS SHOWN IN THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3". MULCH SHALL BE TRIPLE-SHREDDED HARDWOOD BARK MULCH TO BE SELECTED BY OWNER.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY LANDSCAPE CONTRACTOR. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.
- COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE AND GRADING PLANS AND ALTA/ACSM LAND TITLE SURVEY PLANS. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. UTILITY LOCATIONS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- PLANTING SOIL MIXTURE FOR ALL PLANTINGS SHALL CONSIST OF: 1 PART PEAT MOSS OR COMPOST, 3 PARTS TOPSOIL, "TRANSPLANT 1-STEP" FERTILIZER / BIOSTIMULANT / MYCORRHIZAL INOCULANT AS MANUFACTURED BY ROOTS, INC. OR AN APPROVED EQUIVALENT, AND LIME AND OTHER AMENDMENTS AS INDICATED BY SOIL ANALYSIS.
- PLANTING SOIL MIXTURE THE INFILTRATION/RETENTION FACILITY SHALL CONSIST OF: 30% TOPSOIL, 30% SAND, 20% STABILIZED ORGANIC COMPOST, 20% FINE SHREDDED WOOD CHIPS, AND LIME AND OTHER AMENDMENTS AS INDICATED BY SOIL ANALYSIS. CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH SAMPLES OF THE CERTIFIED BIO-RETENTION PLANTING MIX FOR REVIEW AND APPROVAL.
- PLANT REQUIREMENTS: ALL PLANTS SHALL CONFORM IN SIZE AND GRADE TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION). ALL PLANTS SHALL MEET THE ADDITIONAL REQUIREMENTS SET FORTH BELOW AND IN WRITTEN SPECIFICATIONS AS APPLICABLE. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED. THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL NOT BRANCH BELOW 7 FEET IF THE TREE CALIPER IS 2 1/2" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND RECOMMENDED BY THE OWNER OR LANDSCAPE ARCHITECT.
- ALL SLOPES OF 3:1 OR GREATER RECEIVING A GRASS SEEDING MIXTURE SHALL BE COVERED WITH AN EROSION CONTROL BLANKET.
- TOPSOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES. CONTRACTOR SHALL SUBMIT TOPSOIL TO A CERTIFIED TESTING LABORATORY TO DETERMINE pH, FERTILITY, ORGANIC CONTENT AND MECHANICAL COMPOSITION. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS FROM REGIONAL EXTENSION OFFICE OF USDA TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCORPORATE AMENDMENTS FOR GOOD PLANT GROWTH AND PROPER SOIL ACIDITY RECOMMENDED FROM THE TOPSOIL TEST AT NO INCREASE IN CONTRACT PRICE.
- NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBANCE IS ALLOWED IN THE TREE PROTECTION ZONE UNLESS INDICATED ON THE PLAN.
- BARRICADES MUST BE INSTALLED PRIOR TO ANY DESTRUCTION AND/OR CONSTRUCTION ACTIVITY.
- THE ROOT PROTECTION ZONE SHALL BE THE AREA ENCOMPASSED BY A CIRCLE WITH A RADIUS EXTENDING 1.25 FT FROM THE TRUNK OF THE TREE FOR EVERY INCH DBH (DIAMETER AT BREAST HEIGHT) OF THE TREE.
- VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO PENALTY PER CITY ORDINANCE.
- ALL TREES ON PUBLIC PROPERTY ARE PROTECTED BY ORDINANCE. NO PRUNING, ROOT PRUNING OF ROOTS OVER ONE INCH IN DIAMETER, AND/OR TREE REMOVAL IS TO BE PERFORMED WITHOUT A PERMIT AND WORK MUST BE PERFORMED BY A CITY LICENSED TREE CONTRACTOR.
- ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- STREET AND PARKING LOT TREES SHALL BE A MINIMUM OF 14' IN HEIGHT AND HAVE A SINGLE STRAIGHT TRUNK WITH THE FIRST LATERAL BRANCH AT 7' ABOVE THE ROOT BALL. TREES WITH AN UPRIGHT BRANCHING HABIT, SUCH AS ZELKOVA, MAY HAVE THE FIRST LATERAL BRANCH AT 6' ABOVE THE ROOT BALL.
- ALL LANDSCAPING SHALL CONFORM TO THE CURRENT EDITION OF THE ARBOCULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE OF THE CITY OF BETHLEHEM.

LANDSCAPE MAINTENANCE NOTES

- LANDSCAPING SHOWN ON THIS PLAN SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF RECORD OR HIS DELEGATED REPRESENTATIVE TO PROPERLY MAINTAIN AND CARE FOR ANY LANDSCAPE SCREEN OR OTHER TREATMENT AS APPROVED BY NEWBERRY TOWNSHIP.
- NEWLY PLANTED TREES AND SHRUBS REQUIRE DEEP, REGULAR WATERING THROUGHOUT THE FIRST GROWING SEASON AND AS SUCH, MAY REQUIRE SUPPLEMENTAL WATERING AFTER THE FIRST FULL GROWING SEASON. TREES AND SHRUBS SHOULD NOT REQUIRE SUPPLEMENTAL WATER EXCEPT IN EXTREMELY DRY GROWING SEASONS.
- DECIDUOUS TREES THAT OVERHANG PEDESTRIAN OR VEHICULAR ROUTES SHALL BE MAINTAINED TO KEEP AWAY FROM GROUND TO A HEIGHT OF 8' FREE OF BRANCHES AND FOLIAGE.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A SEPARATE PROPOSAL TO MAINTAIN ALL TREES, SHRUBS, GROUNDCOVER, AND PERENNIALS FOR A PERIOD OF 12 MONTHS AFTER ACCEPTANCE.
- THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ONLY COMPETENT AND TRAINED PERSONNEL PROVIDE MAINTENANCE SERVICES AND THAT SUCH SERVICES ARE PROVIDED IN A TIMELY MANNER.
- THE OWNER SHALL ENSURE THAT ANY EXISTING LANDSCAPING THAT IS DEAD OR DECLINING SHALL BE REMOVED AND REPLACED DURING THE GROWING SEASON (MARCH 31 - OCTOBER 31).
- THE CONTRACTOR SHALL ENSURE THAT ANY LANDSCAPING THAT MAY BE DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED WITHIN 6 MONTHS OF DAMAGE OCCURRING.

SEED MIXTURES

A LAWN SEEDING/SOD MIXTURE:
SPECIES: 15 % PERENNIAL RYEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
25 % FINE LEAF OR CREEPING FESCUE (BLEND OF 3 IMPROVED HYBRIDS)
60 % KENTUCKY BLUEGRASS (BLEND OF 3 IMPROVED HYBRIDS)
SEEDING RATE: 5 LBS/1,000 S.F.
SEEDING DATES: AUGUST 15 - OCTOBER 1 AND APRIL 15 - JUNE 15, UNLESS OTHERWISE APPROVED BY THE APPLICANT.

SOIL AMENDMENT/RESTORATION

- NOTES:
- ENHANCED SOIL MIX SHALL CONSIST OF 33% ORGANIC MATTER (COMPOST) AND 67% SOIL BASE (TOPSOIL). SOIL SHALL HAVE A CLAY CONTENT OF LESS THAN 10% AND BE FREE OF TOXIC SUBSTANCES.
 - CONSTRUCT ONLY AFTER UPSTREAM AREAS HAVE BEEN STABILIZED OR DIVERGENT RUNOFF DURING CONSTRUCTION.
 - EXCAVATE TO 18 INCHES BELOW FINAL POND BOTTOM AND SCARIFY EXISTING SOILS. DO NOT COMPACT IN-SITU SOILS.
 - BACKFILL WITH ENHANCED SOIL. LIGHT HAND TAMPING IS ACCEPTABLE. OVERFILL AS REQUIRED TO ACCOUNT FOR SETTLEMENT.

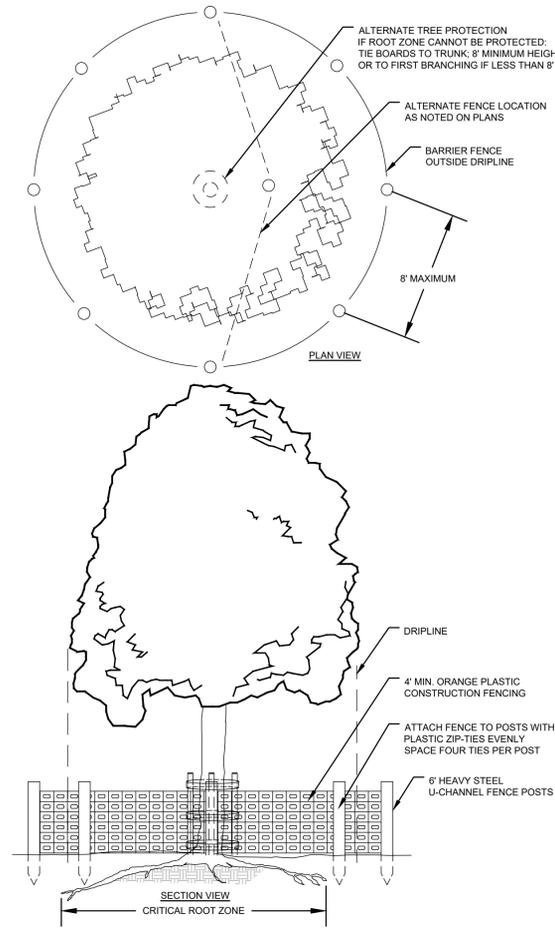
ENHANCED SOIL PARAMETERS			
SOIL TEXTURE	IDEAL BULK DENSITIES g/cm ³	BULK DENSITIES THAT MAY AFFECT ROOT GROWTH g/cm ³	BULK DENSITIES THAT RESTRICT ROOT GROWTH g/cm ³
SANDS, LOAMY SANDS	< 1.60	1.69	1.80
SANDY LOAMS, LOAMS	< 1.40	1.63	1.80
SANDY CLAY LOAMS, LOAMS, CLAY LOAMS	< 1.40	1.60	1.75
SILT, SILT LOAMS	< 1.30	1.60	1.75
SOIL LOAMS, SILTY CLAY LOAMS	< 1.10	1.55	1.65
SANDY CLAYS, SILTY CLAYS, SOME CLAY LOAMS (35-45% CLAY)	< 1.10	1.49	1.58
CLAYS (> 45% CLAY)	< 1.10	1.39	1.47

ORDINANCE REQUIREMENTS - ZONING §1319

SECTION:	REQUIRED	PROPOSED	VARIANCE
§1319.02(j)(1)	STREET TREES ALONG PUBLIC AND PRIVATE STREETS AT 30 FEET O.C. UNLESS EXISTING TREES WILL BE PRESERVED TO SERVE THE SAME FUNCTION.	EXISTING STREET TREES TO BE PRESERVED.	NO
§1319.02(j)(2)	ONE DECIDUOUS SHADE TREE FOR EVERY 15 SURFACE PARKING SPACES. 39 PROPOSED SPACES / 15 = 3 TREES	>3 EXISTING TREES TO BE PRESERVED AND COUNT TOWARD TREE REQUIREMENT.	NO

ORDINANCE REQUIREMENTS - SALDO §1349

SECTION:	REQUIRED	PROPOSED	WAIVER
§1349.08(f)(1)	LANDSCAPED OFF-STREET PARKING AREAS SHALL HAVE A MINIMUM OF TEN (10%) PERCENT OF THE AREA REPRESENTED BY APPROVED PLANTINGS. TOTAL PAVED AREA = 56,930 SF 56,930 X 0.10 = 5,693 SF INTERIOR LANDSCAPING	7,430 SF OF INTERIOR LANDSCAPING TO BE PRESERVED. (CALCULATIONS PER SALDO TREE CREDIT SPECIFICATIONS)	NO



TREE PROTECTION

N.T.S.

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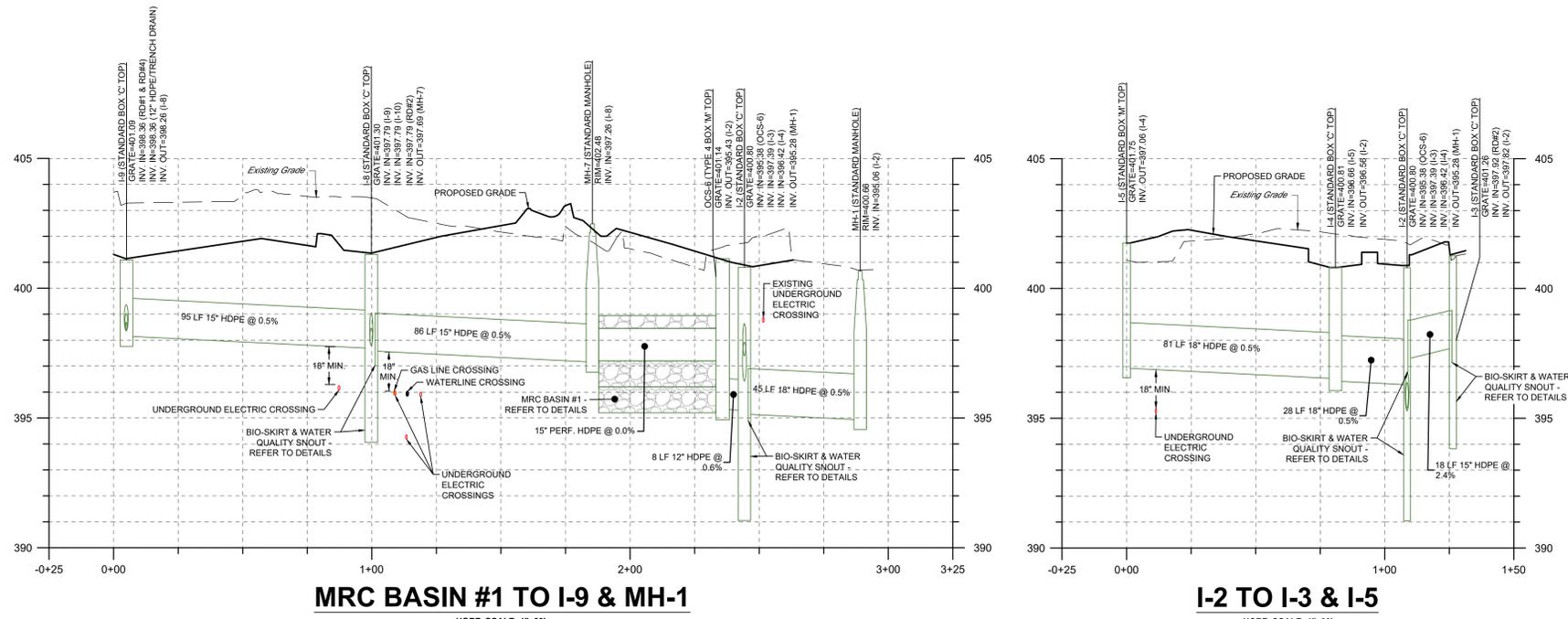
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REVISIONS

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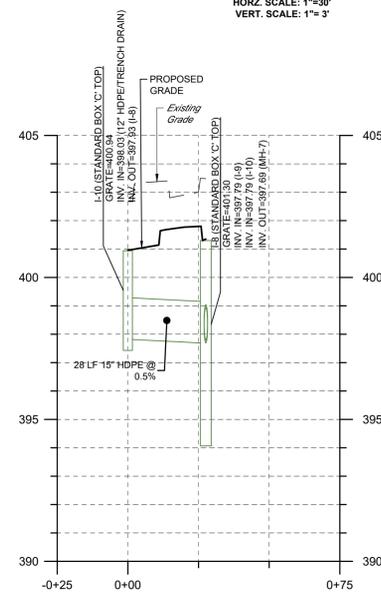
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LANDSCAPE DETAILS

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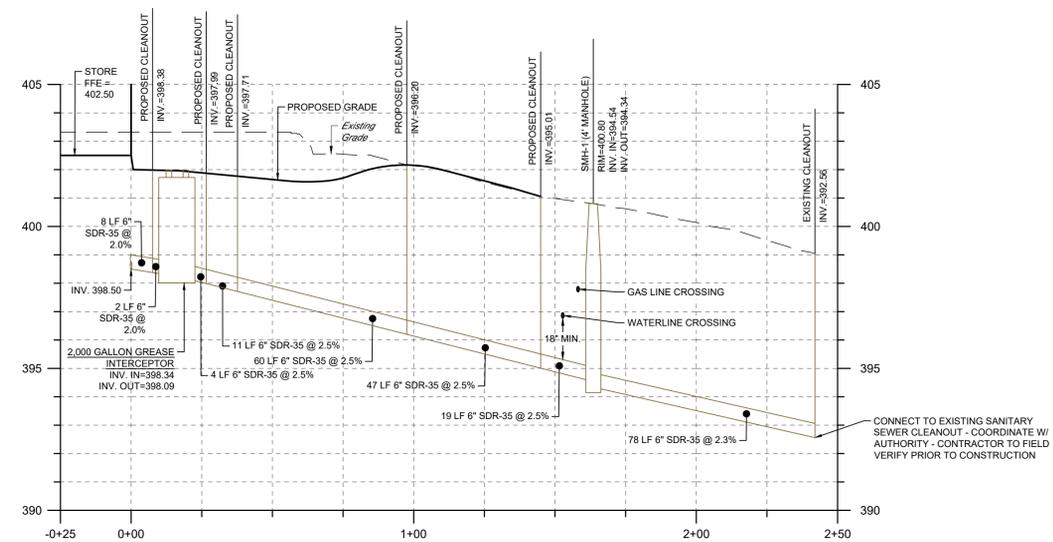


MRC BASIN #1 TO I-9 & MH-1
 HORZ. SCALE: 1"=30'
 VERT. SCALE: 1"= 3'

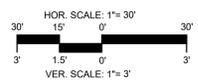
I-2 TO I-3 & I-5
 HORZ. SCALE: 1"=30'
 VERT. SCALE: 1"= 3'



I-8 TO I-10
 HORZ. SCALE: 1"=30'
 VERT. SCALE: 1"= 3'



SANITARY SEWER SERVICE
 HORZ. SCALE: 1"=30'
 VERT. SCALE: 1"= 3'



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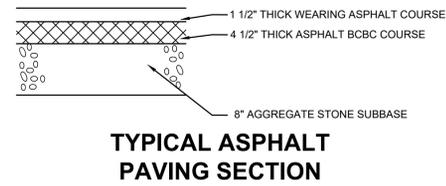
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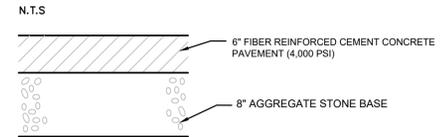
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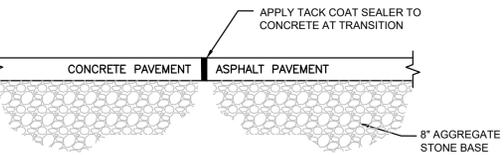
TITLE
DETAILS



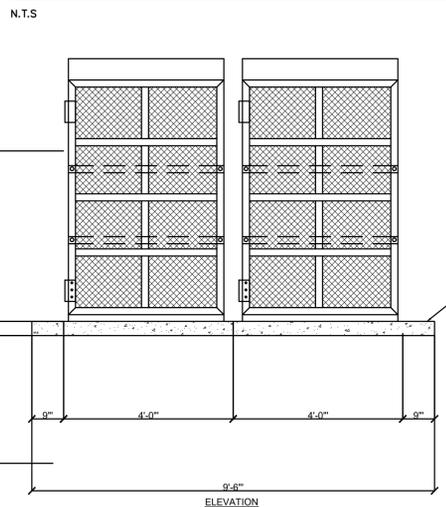
TYPICAL ASPHALT PAVING SECTION



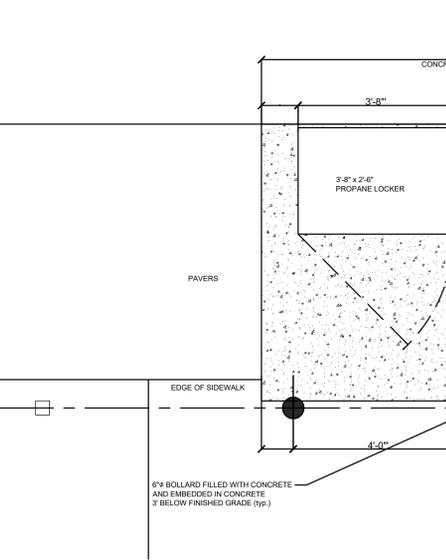
CONCRETE PAVEMENT AND DUMPSTER PAD SECTION



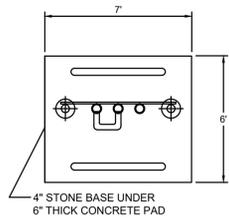
ASPHALT PAVING DETAIL



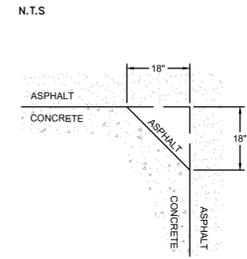
PROPANE LOCKER AT BUILDING



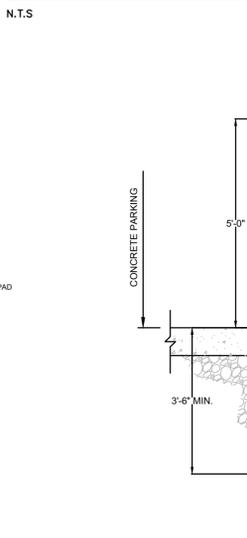
PROPANE LOCKER DETAIL



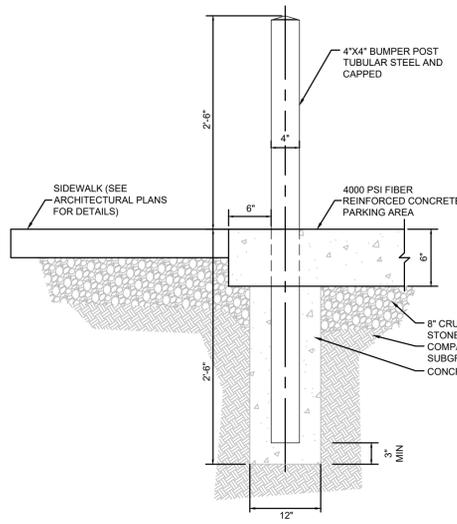
UST VENT PAD



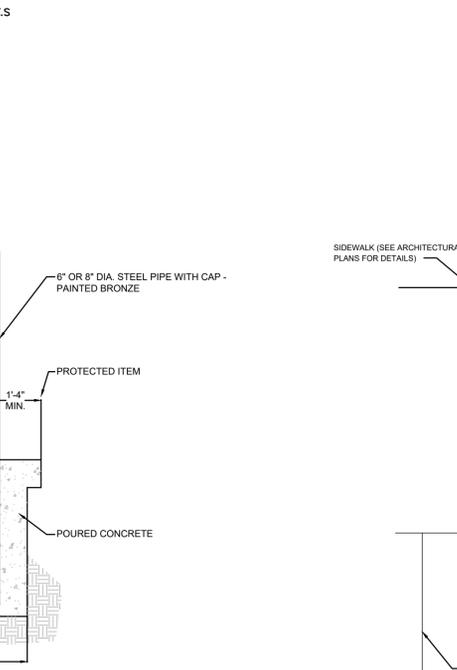
CONCRETE / ASPHALT TRANSITION



6\"/>

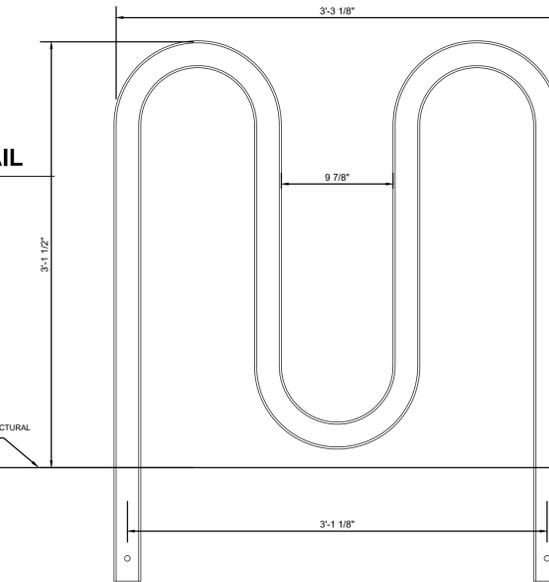
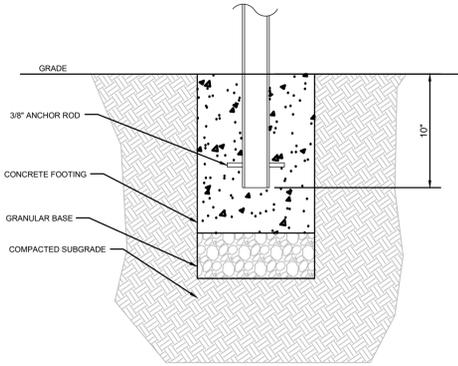


STOREFRONT BUMPER POST DETAIL

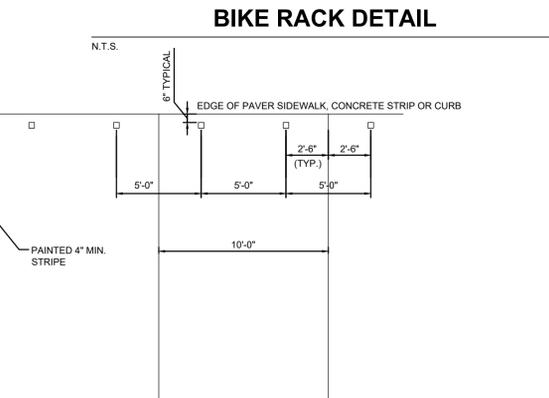


BIKE RACK DETAIL

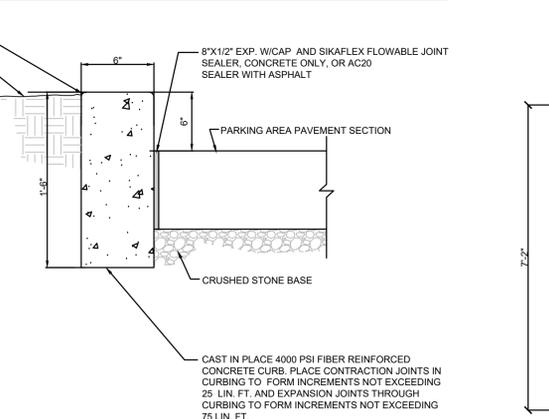
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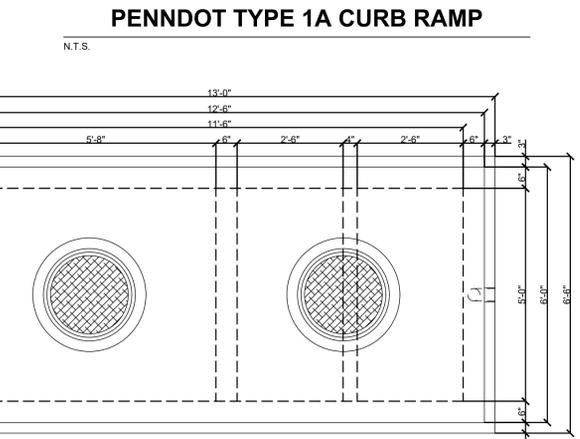
PENNDOT TYPE 4 (PARALLEL) CURB RAMP DETAIL



BUMPER POST DETAIL



2,000 GALLON GREASE INTERCEPTOR



PENNDOT TYPE 1A CURB RAMP

4/14/2023, 10:45:11 AM, C:\USERS\DEFAULT\DESKTOP\INTEGRATED DEVELOPMENT PARTNER, LLC\IP - DATA\PROJECTS\2021\0111 SHEETZ BETHLEHEM\DWG\09 - DETAILS.DWG, 11 DETAILS

PROFESSIONAL SEAL

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REVIEWED	ILK
SCALE	AS NOTED
DATE	11/22/2022
PROJECT NO.	21-0171
CAD FILE:	09 - DETAILS

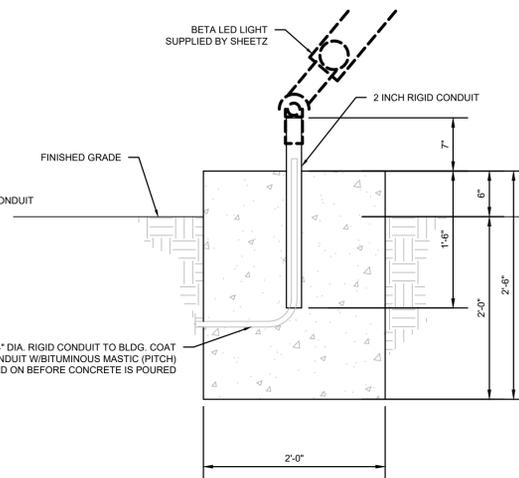
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1	04/14/2023	REVISED PER EAC, LVPC & CITY REVIEWS

TITLE
DETAILS

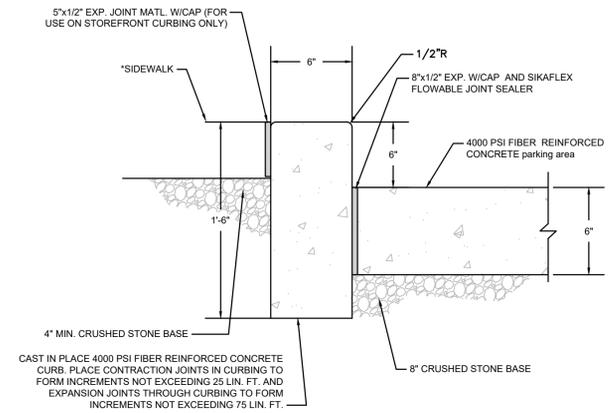
LEGEND				
POLE HEIGHT	SLEEVE SIZE	A	B	COLLAR BASE SIZE
40'	12" DIA.	48"	24" DIA.	16" DIA.
35'	10" DIA.	42"	22" DIA.	12" DIA.



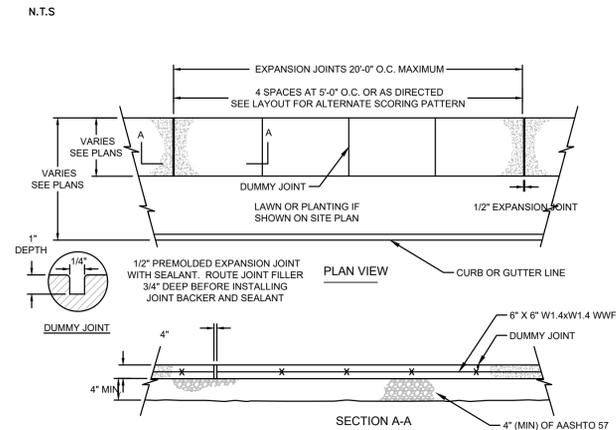
FLAGPOLE LIGHT FOUNDATION - PLAN



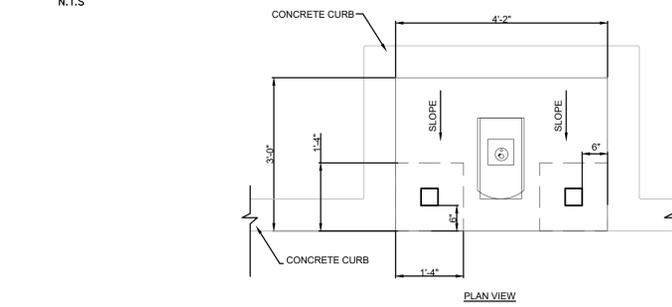
FLAGPOLE LIGHT FOUNDATION - SECTION



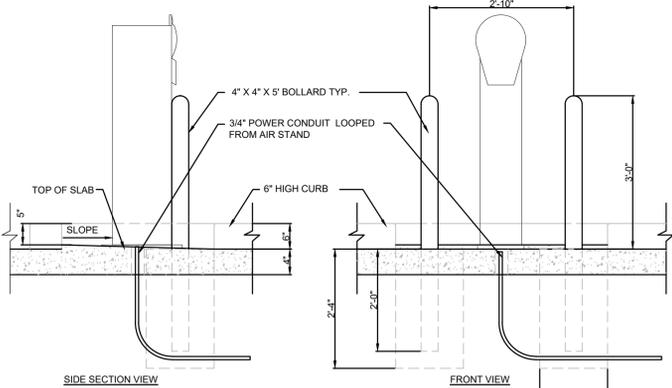
CONCRETE CURBING



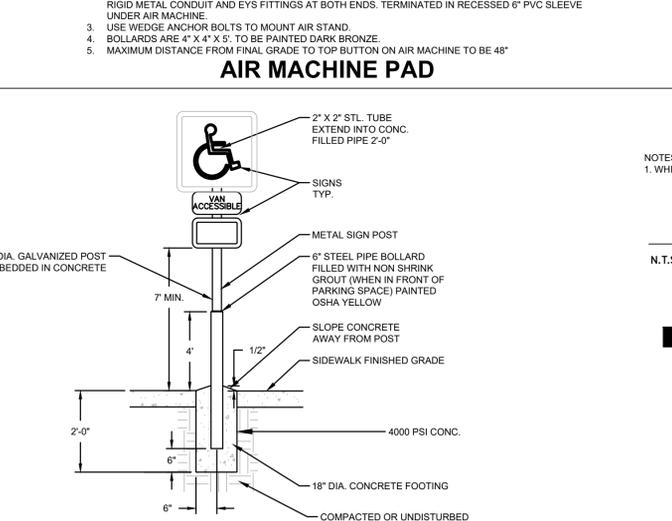
REINFORCED CONCRETE SECTION (SIDEWALK)



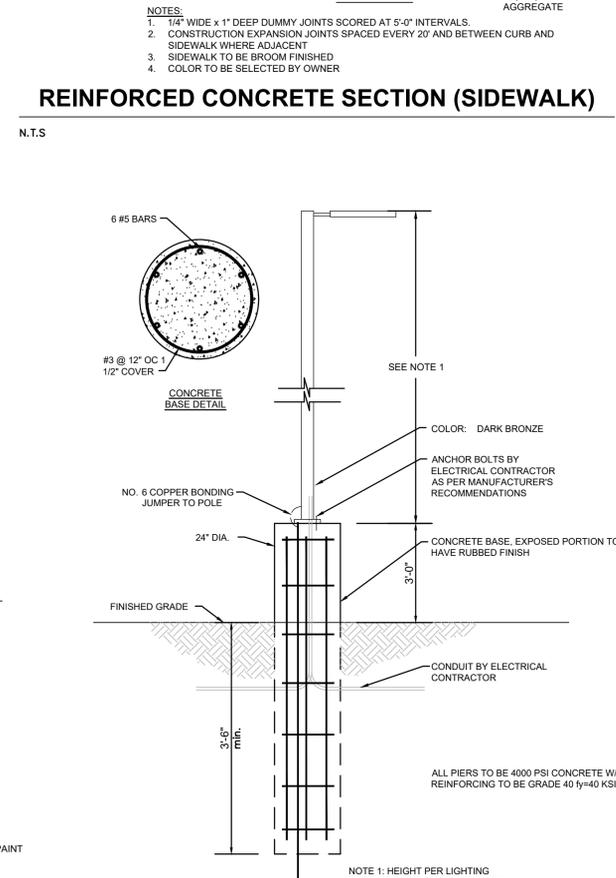
AIR MACHINE PAD



PAINTED TRAFFIC ARROW DETAIL



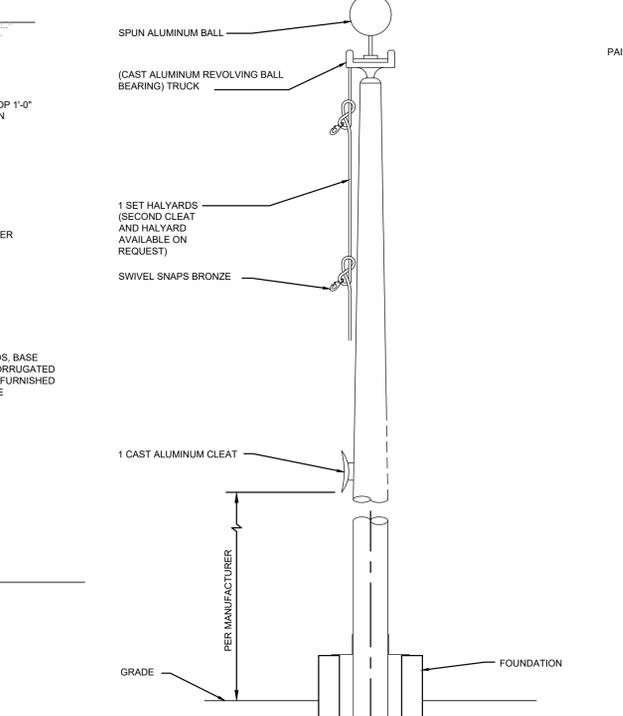
STOP BAR DETAIL



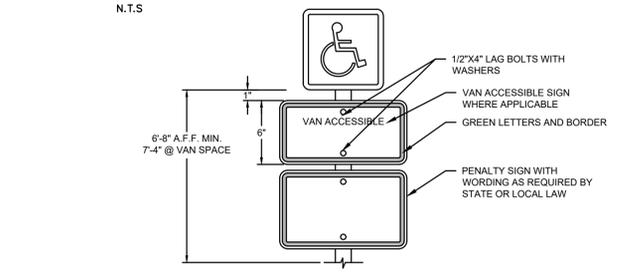
POLE LIGHT DETAIL

6" CONCRETE FILLED STEEL PIPE SIGN POST

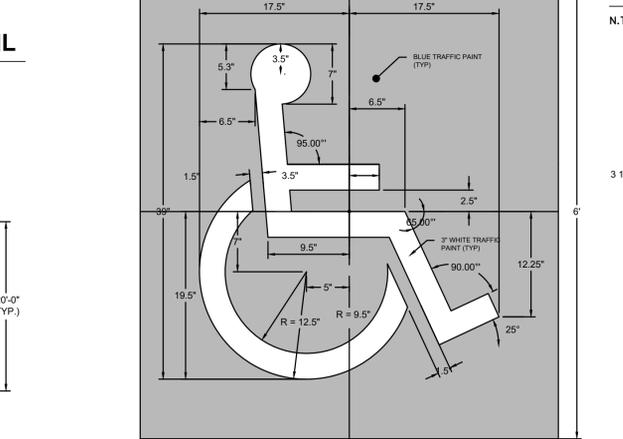
N.T.S.



FLAG POLE DETAIL



FLAG POLE FOUNDATION



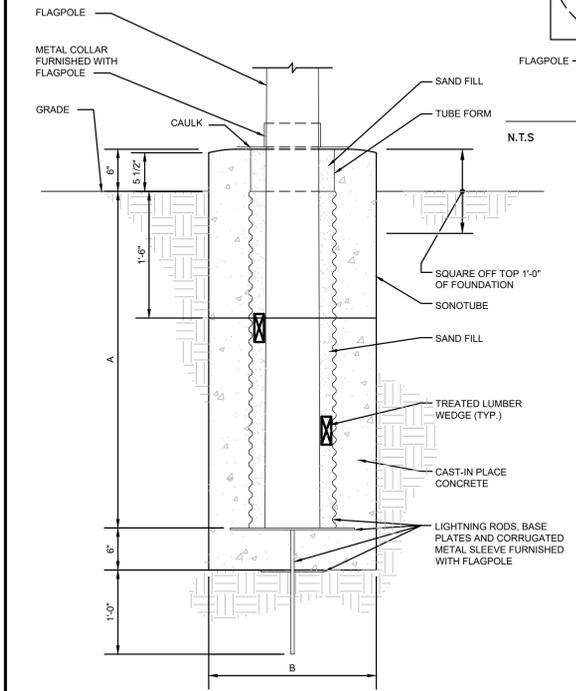
PAINTED HANDICAP SYMBOL AND SIGNAGE

N.T.S.

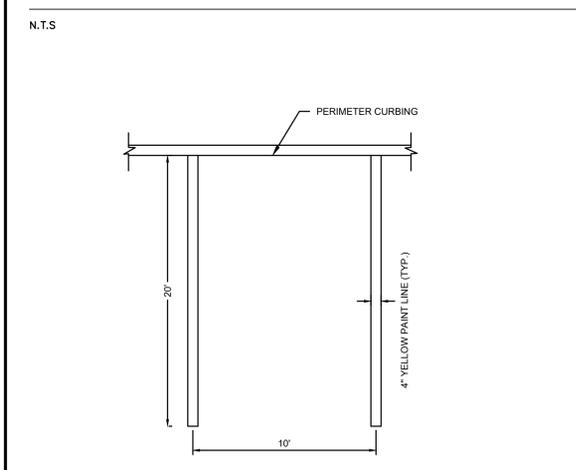
6" CONCRETE FILLED STEEL PIPE SIGN POST

N.T.S.

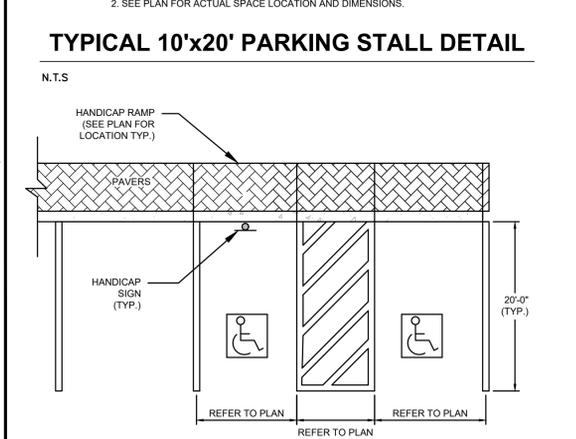
FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.



FLAG POLE FOUNDATION



TYPICAL 10'x20' PARKING STALL DETAIL



TYPICAL 10'x20' PARKING STALL DETAIL

N.T.S.

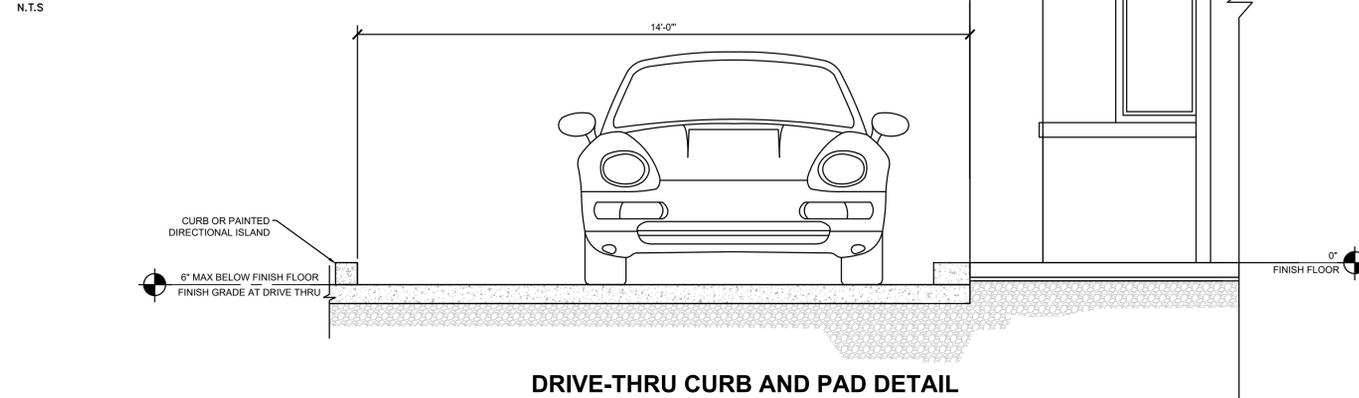
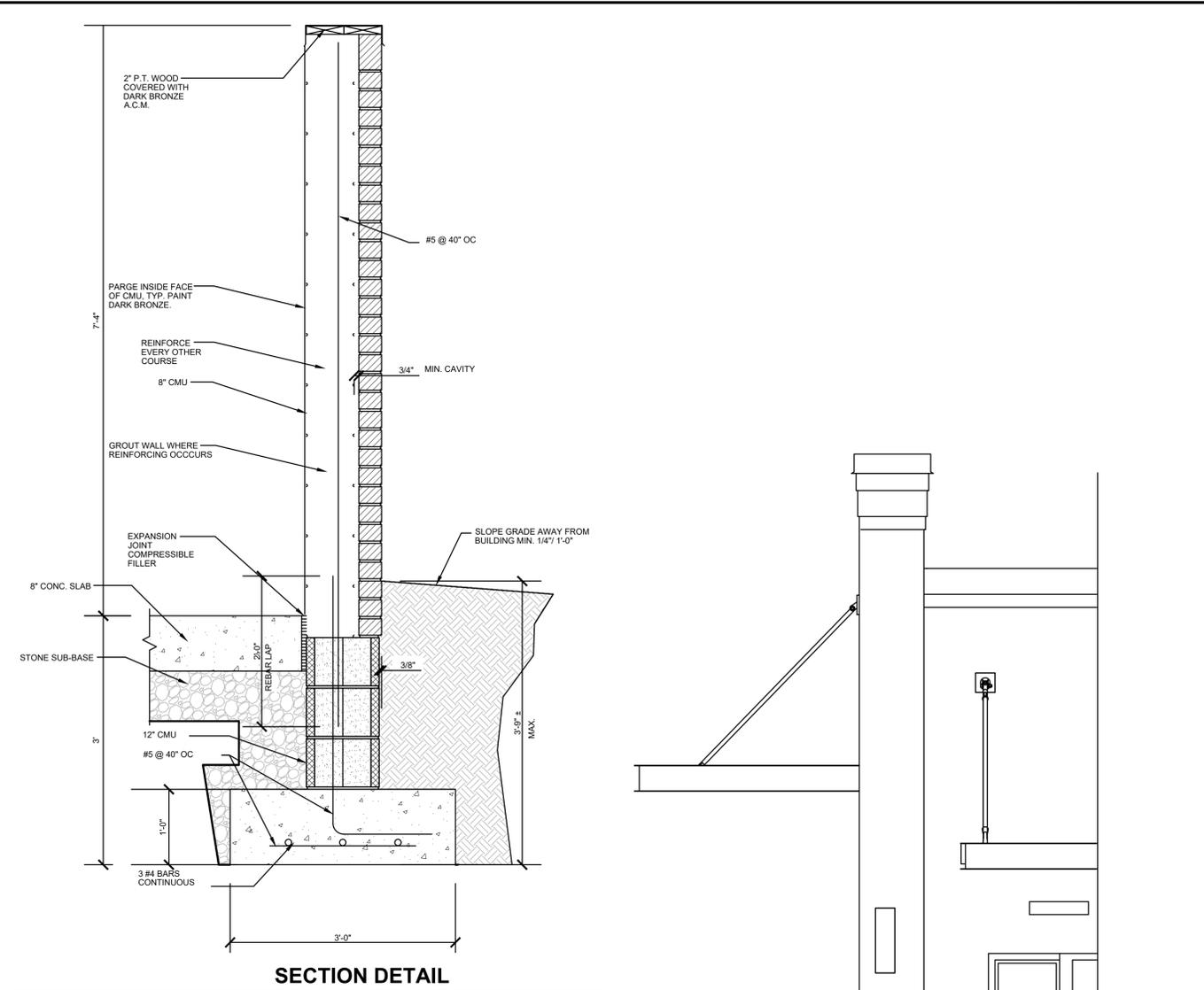
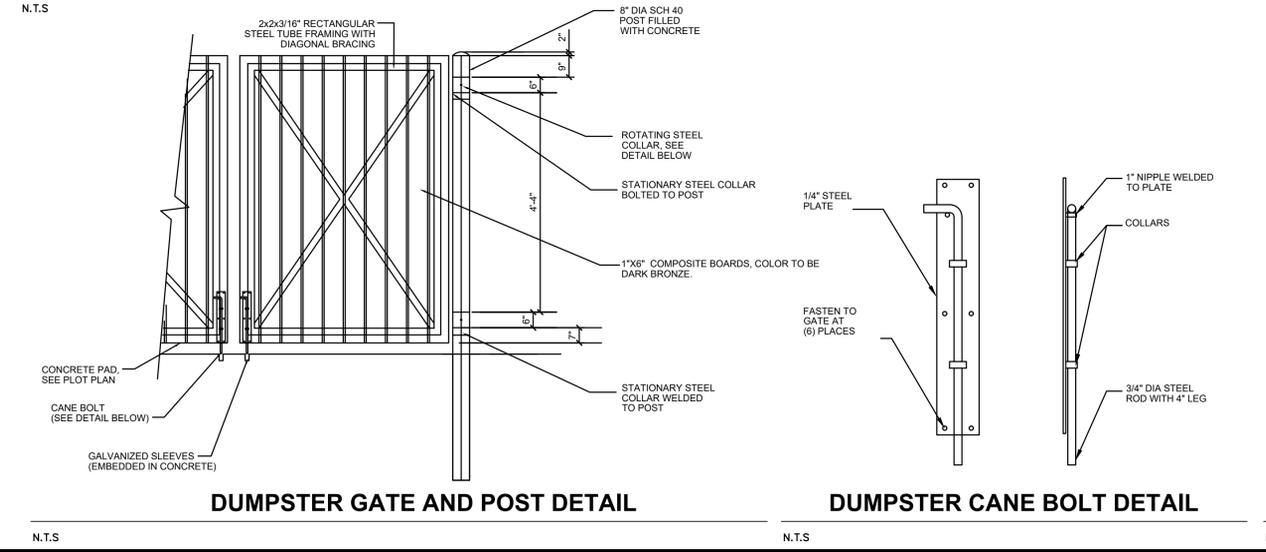
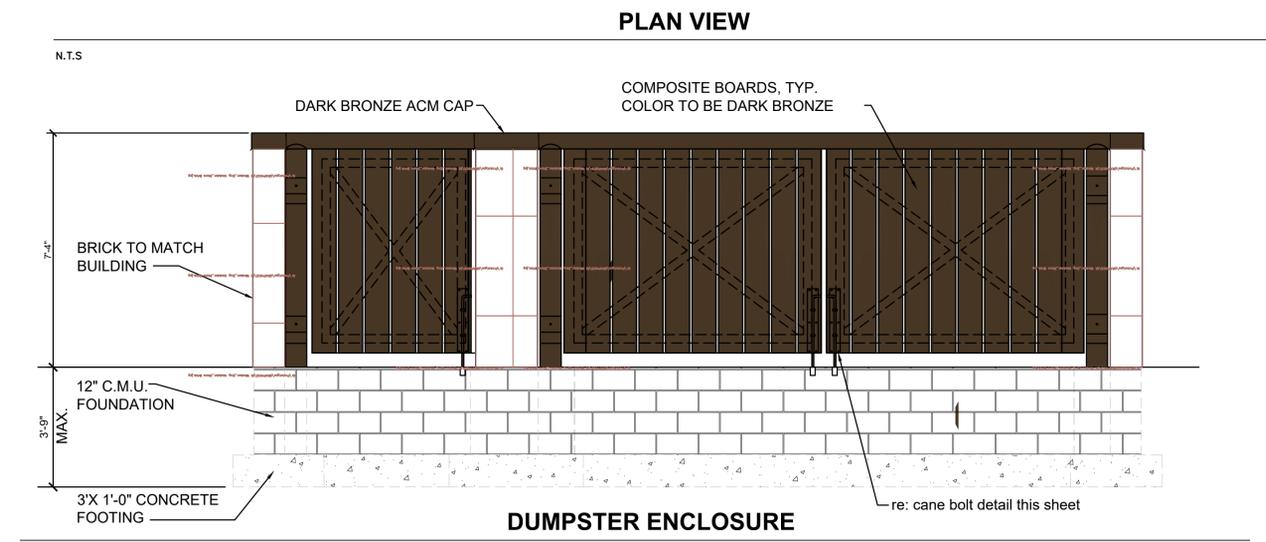
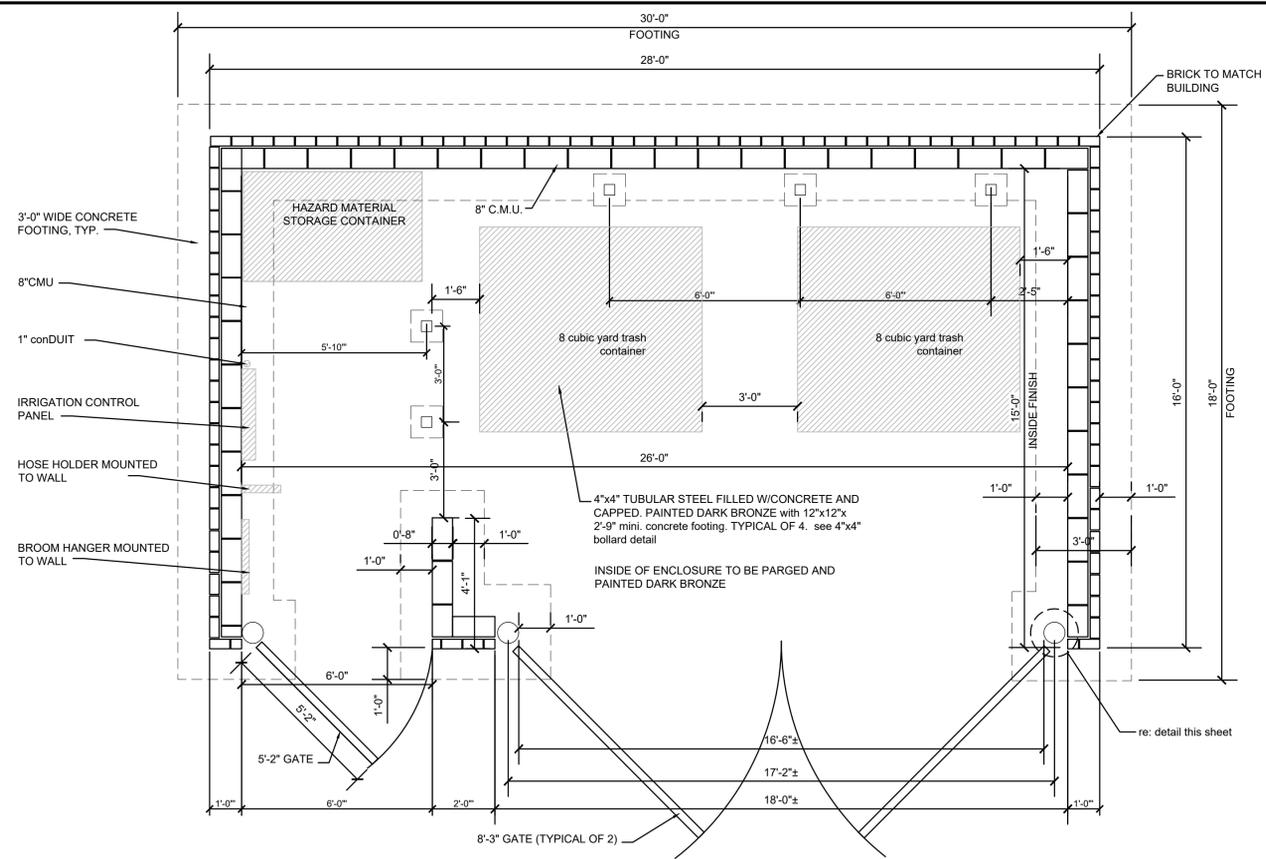
FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

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REVIEWED	ILK
SCALE	AS NOTED
DATE	11/22/2022
PROJECT NO.	21-0171
CAD FILE:	09 - DETAILS

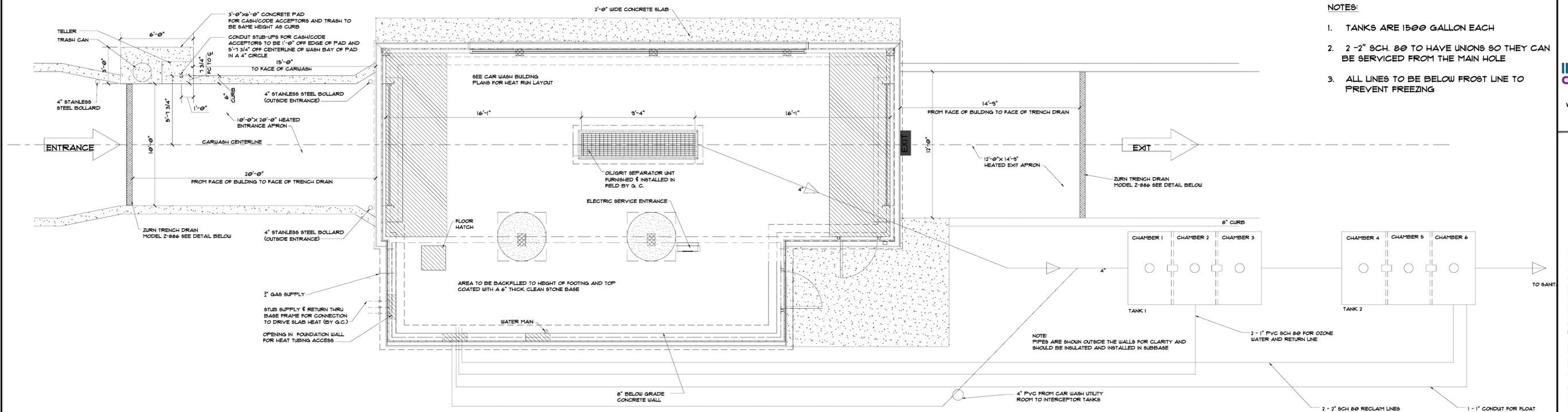
REVISIONS	
NO.	DESCRIPTION
1	04/14/2023 REVISED PER EAC, LVPC & CITY REVIEWS

TITLE
DETAILS

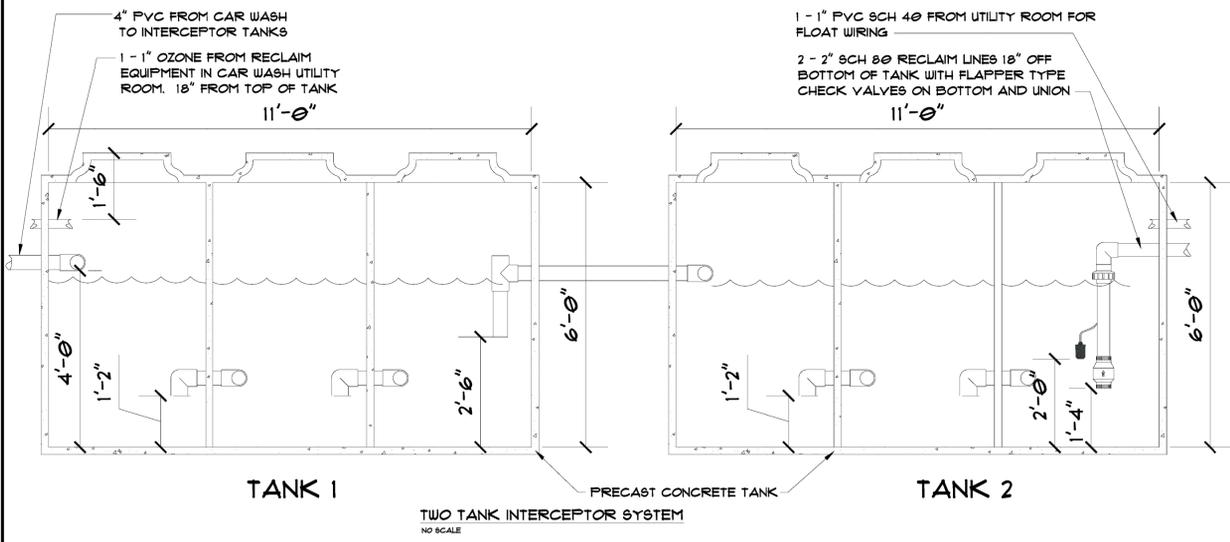


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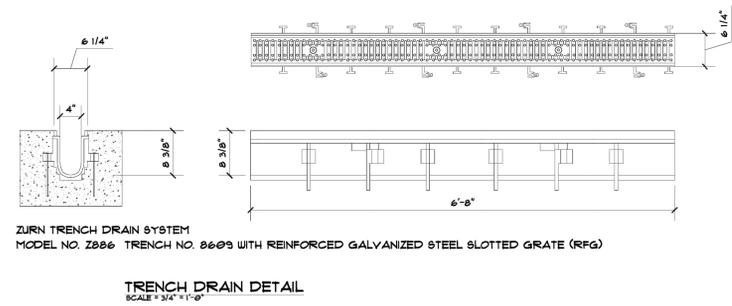
- NOTES:
- TANKS ARE 1500 GALLON EACH
 - 2 - 2" SCH. 80 TO HAVE UNIONS SO THEY CAN BE SERVICED FROM THE MAIN HOLE
 - ALL LINES TO BE BELOW FROST LINE TO PREVENT FREEZING



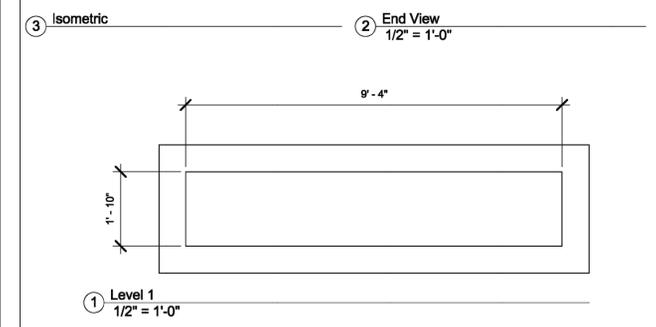
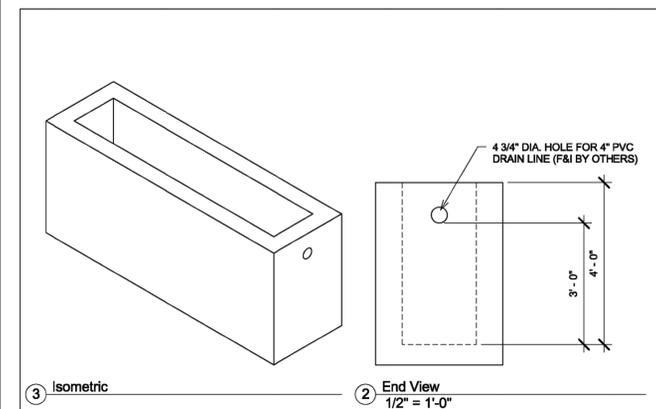
PLAN VIEW OF CAR WASH AND INTERCEPTOR TANKS
 SCALE = 1/4" = 1'-0" (REFER TO SITE PLAN FOR ACTUAL LOCATION OF TANKS)



TWO TANK INTERCEPTOR SYSTEM
 NO SCALE



ZURN TRENCH DRAIN SYSTEM
 MODEL NO. Z886 TRENCH NO. 8609 WITH REINFORCED GALVANIZED STEEL SLOTTED GRATE (RFG)
 TRENCH DRAIN DETAIL
 SCALE = 3/4" = 1'-0"



GENESIS www.genwash.com	Sheetz	Requirements
	Pre-Cast Vault	A101
Project number: 11/9/2009 4:15:22 PM		Project Number: A101
Date: 11/9/2009 4:15:22 PM		Issue Date: A101
Drawn by: [blank]		Author: [blank]
Checked by: [blank]		Checker: [blank]
Scale: 1/2" = 1'-0"		Scale: 1/2" = 1'-0"

PRE-CAST VAULT
 NO SCALE

PROFESSIONAL SEAL	
DRAWN	CM/MS
REVIEWED	ILK
SCALE	AS NOTED
DATE	11/22/2022
PROJECT NO.	21-0171
CAD FILE:	09 - DETAILS

REVISIONS	NO.	DATE	DESCRIPTION
	1	04/14/2023	REVISED PER EAC, LVPC & CITY REVIEWS

TITLE	DETAILS
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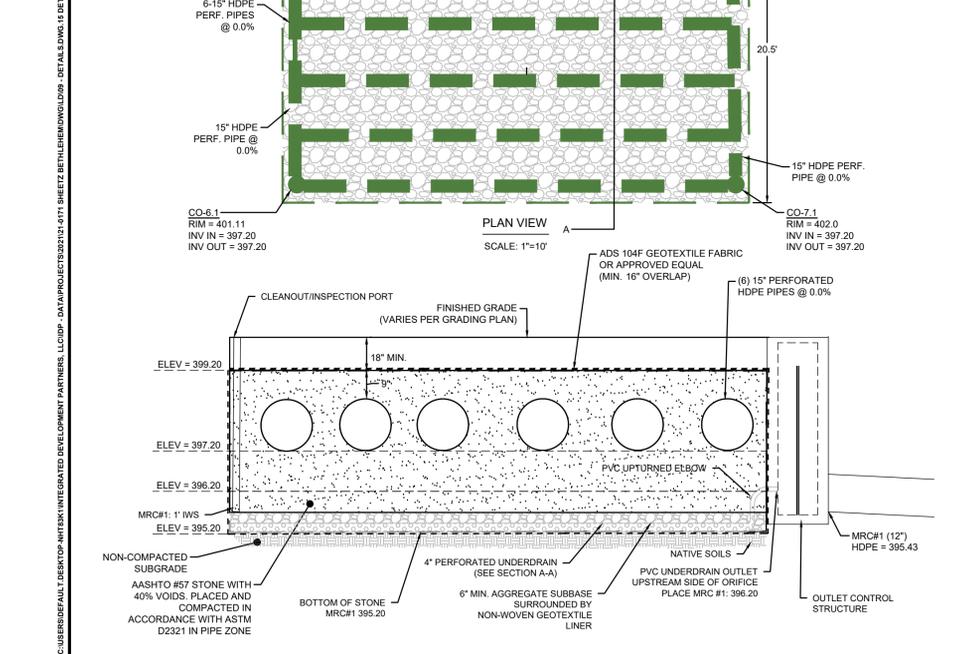
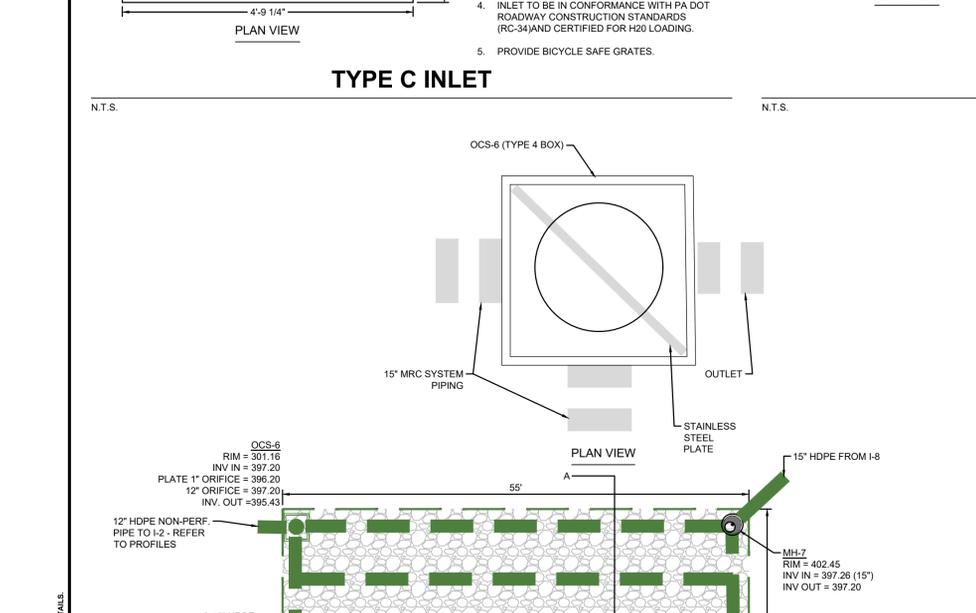
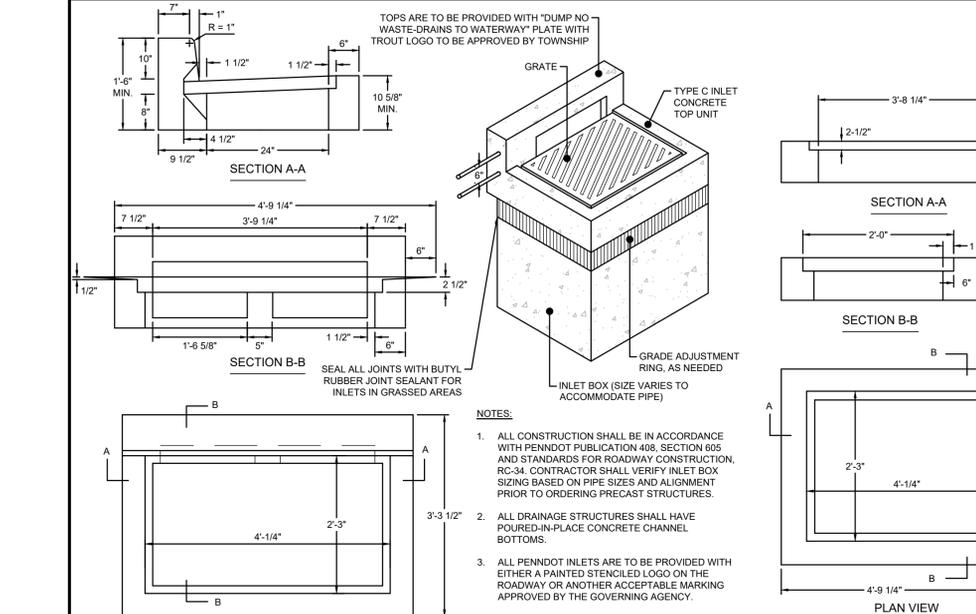
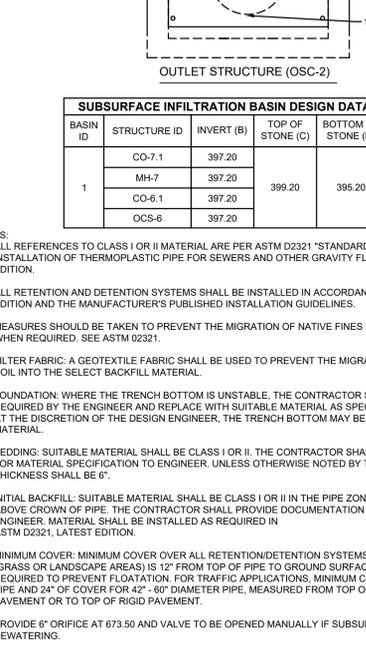
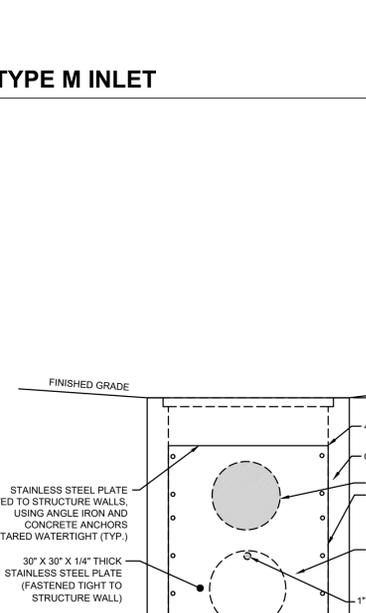
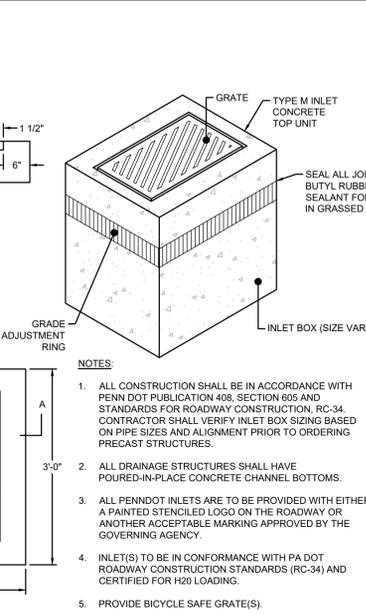
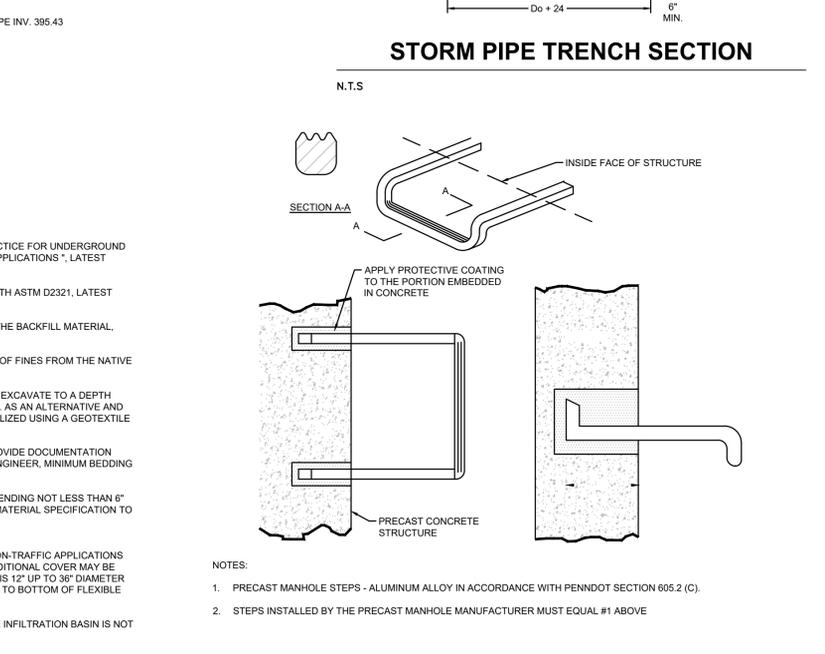
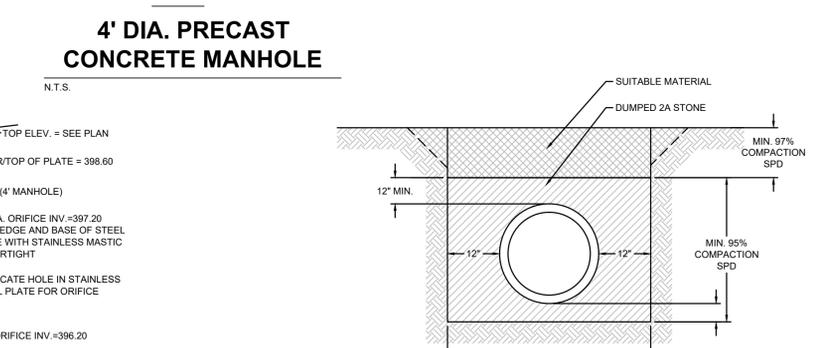
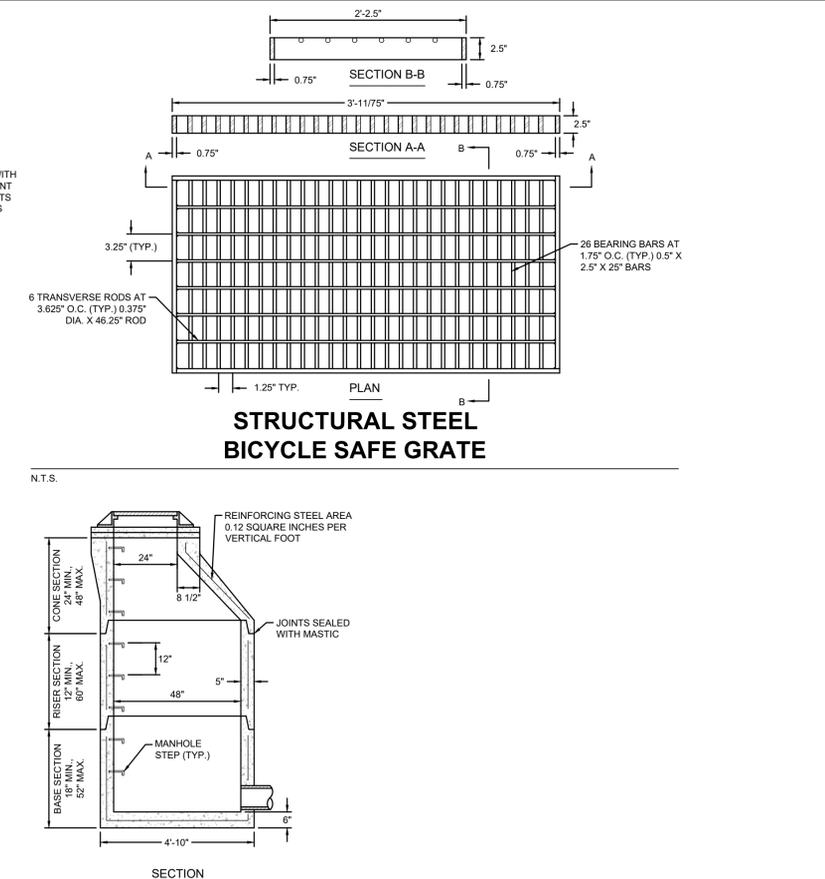
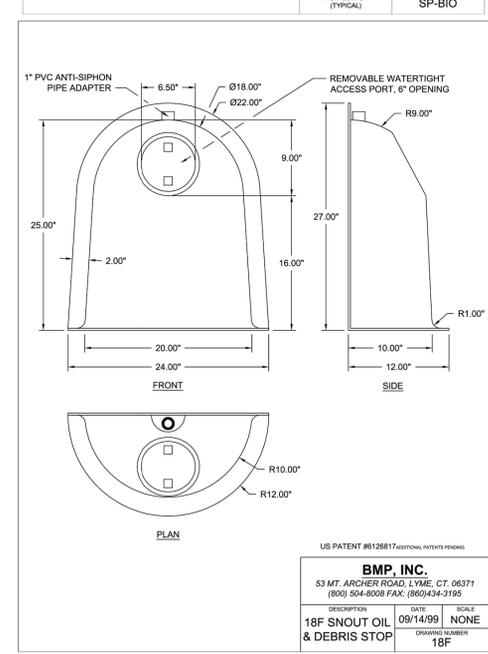
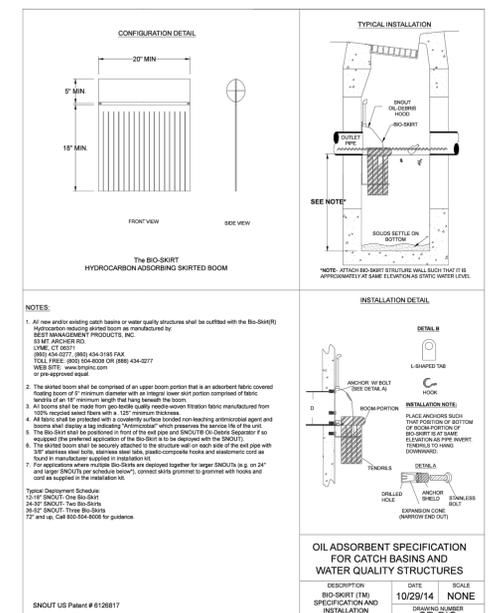
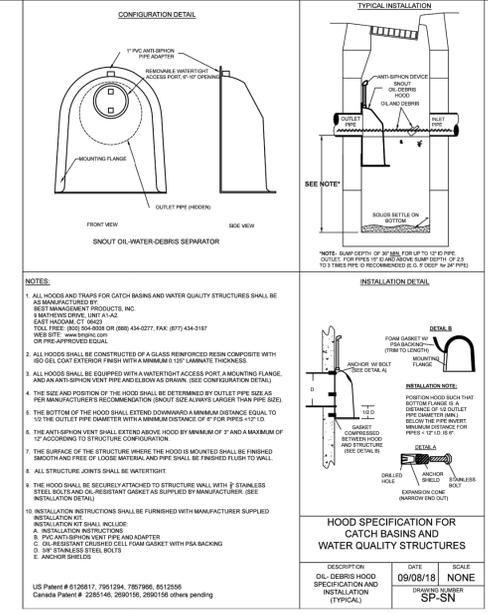
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PROFESSIONAL SEAL

DRAWN: CMM/MS
 REVIEWED: ILK
 SCALE: AS NOTED
 DATE: 11/22/2022
 PROJECT NO.: 21-0171
 CAD FILE: 09 - DETAILS

NO.	DATE	DESCRIPTION
1	04/14/2023	REVISED PER EAC, LVPC & CITY REVIEWS

TITLE: **DETAILS**
 SHEET NO.: **15 of 17**





Z886 Perma-Trench® Drain Systems

Engineered Lightweight and Designed to Last

When your pros in the field say it's handled, they'll mean it. No equipment or heavy lifting. No extra workers stepping in to help out. And most importantly, no mishaps or hefty claims as a result from lugging around multiple, bulky parts.

We engineer our trench drain systems around the notion of making it more convenient for the contractor without any compromise in performance.

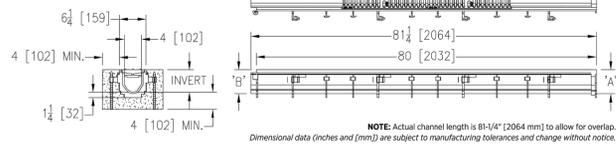


Just Takes Two
Reducing installation time is always our first consideration. When a job goes smoother, you save time and money. For the Perma-Trench, the solution comes down to its design. Our system is lightweight, stronger, and features the longest HDPE channels in the industry. Our 80-inch modular sections require less manpower to install and fewer joints than comparable models, leading to a cleaner installation that saves you money.

Secure and Protected
To easily set in place, the channels' rebar clips allow for quick and simple height adjustment. Combination tie-down/leveling clips at 20-inch intervals help you clinch the perfect slope. Couple that with mechanical interlocking ends, and you have a system that's effortless to carry, set, align, and level. The system also includes an optional debris cover to shield the trench during the process and prevent delays for cleanout.

Performance After Installation
Satisfying your project requirements shouldn't sacrifice performance. Perma-Trench comes standard with a radiused bottom, which increases the low-volume flow rate and reduces sediment buildup. Depending on the jobsite, contractors can choose between a 0.75% channel slope or a neutral slope for installation flexibility. Its high density polyethylene construction is non porous and corrosion resistant, helping to eliminate leaks, cracks, warping or failure from the elements. Multiple choices of grate materials, finishes, and load ratings meet all of your requirements and expectations.

SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENCASEMENT AND REINFORCING BASED UPON APPLICATION AND LOCAL CODES



Z886 Perma-Trench® Drain System Engineering Specification

Zurn Z886 Channels are 80" (2032 mm) long, 6-1/4" (159 mm) wide reveal and have a 4" (102 mm) throat. Modular channel sections are made of 0% water absorbent high density polyethylene (HDPE). Channels have a positive mechanical connection between channel sections that will not separate during the installation and mechanically lock into the concrete surround a minimum of every 10" (254 mm). Channels weigh less than 2.31 lb per linear foot (3.9 kg/m), have a smooth, 1-1/2" (38 mm) radiused self cleaning bottom with a Manning's coefficient of .009 and .75% or neutral 0% built-in slope. Channels come standard with rebar clips to secure trench in its final location. Channels also include DGC grates with lockdown bars (not intended for dynamic traffic loadings). Zurn 5-3/8" (137 mm) wide reveal ductile iron slotted grate, conforming to ASTM specification A536-84, grade 80-55-06. Ductile iron grate is rated class C per the DIN EN1433 top load classifications. Supplied in 20" (508 mm) nominal lengths with 1/2" (13 mm) wide slots and 3/4" (19 mm) bearing depth. Grate has an open area of 28.1 sq in per ft (60,308 sq mm per meter).

Now, It's Covered

Solving for our customers means continuously improving. After surveying real professionals and spending time in the field, we realized something was missing...a debris cover. The Zurn Debris Cover protects your trench drain system—saving you time and money later on from having to clean out the trench and making costly repairs. Request a cover when you order your system.

**Debris Covers are non-load bearing*

Visit zurn.com to learn more.

ZURN INDUSTRIES, LLC Trench Drainage Operation
1801 Proctor Avenue, Erie, PA 16502, 855.663.9876
In Canada: ZURN INDUSTRIES LIMITED 1900 Goreway Drive, Unit 10, Brampton, Ontario L7R 5W6, 877.932.5216
Form No. Z29-058, 5/19

1 8 0 0 1 8 7 7 9 3 2 5 2 6 ZURN.COM

HI-CAP® LLDPE TRENCH DRAINS

Z888 Hi-Cap®

High Capacity Drain System

Z888-12
Closed End Cap (E3)

Z888-18
End Outlet
Z888-12 (4", 6", 8", 12" NH)
Z888-18 (8", 12", 18", 24" NH)
Z888-36 (12", 18", 24", 36" NH)

Z888-36
Bottom Outlet
Z888-12 (4", 6", 8", 12" NH)
Z888-18 (8", 12", 18", 24" NH)
Z888-36 (12", 18", 24", 36" NH)

80" Channel Length

28

Z888 Applications

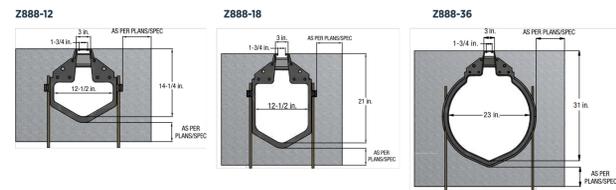
- Highways
- Airports
- Ports
- Wineries
- Parking Lots
- Gas Stations
- Industrial Parks
- Airplane Hangars

Features and Benefits

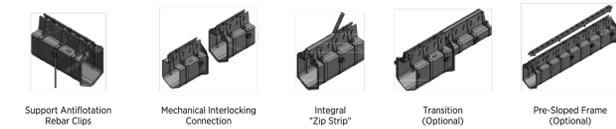
- 80" Pre-engineered Modular Sections - Allows quick and easy assembly, straighter installation
- "V" Shaped Bottom - Better flow rate, less solids build-up
- Smooth Polyethylene Interior - 0% water absorption
- Chemical Resistance - Strong corrosion-resistant material
- Positive Mechanical Joint Connection - Keeps trench system straight and rigid
- Tie Down Leveling Device Every 20" - Positive anchoring to place and set installation to the desired elevation
- Integral Protective "Zip Strip" - Keeps body clean of debris and materials during installation. Remove after concrete pour
- Extra-Heavy-Duty Frame - Optional extra-heavy-duty top frame or heavy-duty ductile iron frame complete with anchor studs to handle dynamic loads

Installation Specification

Consult Plans and Specifications



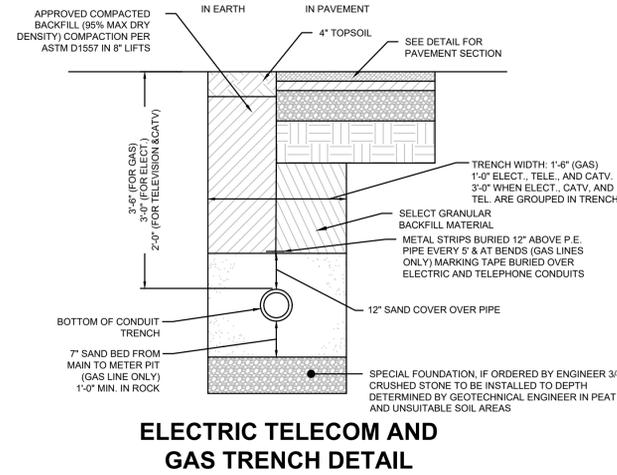
System Highlights



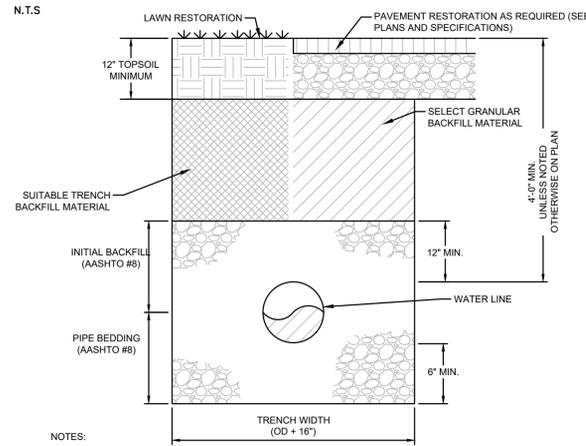
Engineering Specification

Slot drain shall be 80" long, Z888-12 (14-1/4" deep and 12" wide), Z888-18 (21" deep and 12" wide), or Z888-36 (31" deep and 23" wide). Slot shall be 1-3/4" wide and have spacer bars at 5" intervals to keep sides of slot apart. Drain shall be made of Linear Low Density Polyethylene (LLDPE). Drain shall have tongue-and-groove interlocking ends and clips molded into the sides of the channel to accommodate vertical rebar for positioning and anchoring purposes. Drain shall be available with a choice of pedestrian, bicycle, FAA, and/or H-20 grates. End outlets, bottom outlets, and side outlets shall be available in 4", 6", 8", 12", 18", 24", and 36" diameters. Twenty-four-inch long cleanout sections shall be available with removable ductile iron grate. Slot drain shall be Flu-Thru model Z888-12, Z888-18, or Z888-36. For downloadable CSI format specification, visit www.zurn.com.

29



ELECTRIC TELECOM AND GAS TRENCH DETAIL

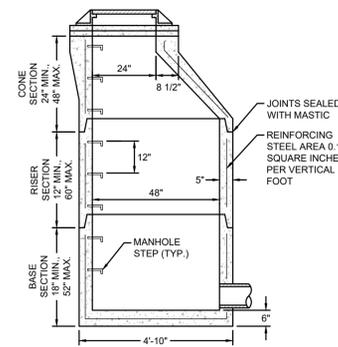


N.T.S.

- NOTES:
1. FIRE LINE PIPING AND SERVICE PIPING > 3" I.D. TO BE CLASS S3 DUCTILE IRON WITH RESTRAINED JOINTS 40 FT. EACH SIDE OF ALL FITTINGS, ELBOWS AND APPURTENANCES. DOMESTIC PIPING < 3" I.D. TO BE TYPE K COPPER PER ASTM B 88.
 2. PIPING TO BE HYDROSTATIC PRESSURE AFTER INSTALLATION.

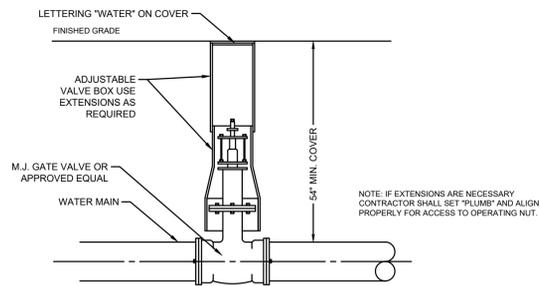
WATER TRENCH

N.T.S.



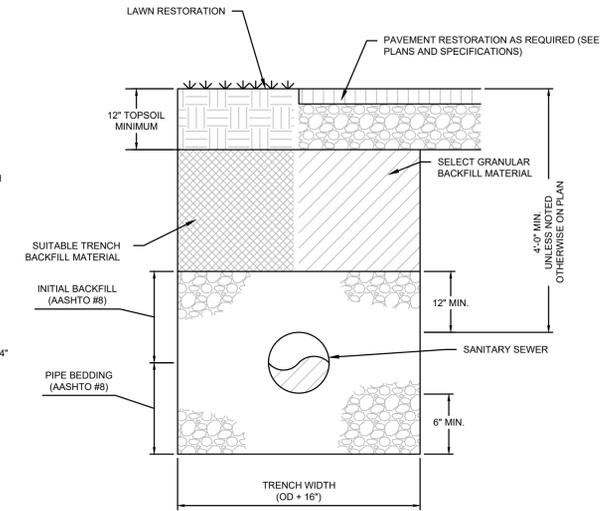
4' DIA. PRECAST CONCRETE MANHOLE

N.T.S.



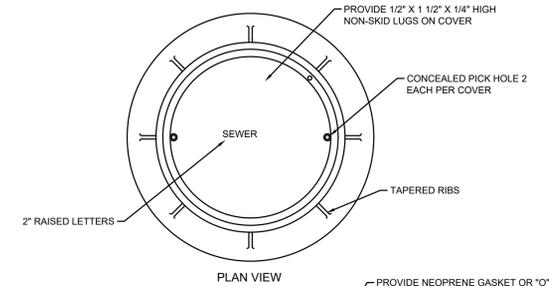
WATER GATE VALVE

N.T.S.



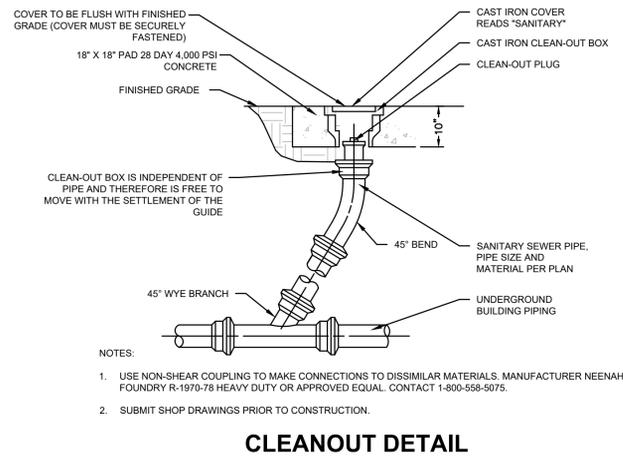
SANITARY SEWER SERVICE TRENCH

N.T.S.



STANDARD MANHOLE FRAME AND COVER

N.T.S.



CLEANOUT DETAIL

N.T.S.

PROFESSIONAL SEAL

DRAWN	CM/MS
REVIEWED	JKL
SCALE	AS NOTED
DATE	11/22/2022
PROJECT NO.	21-0171
CAD FILE:	09 - DETAILS

NO.	DATE	DESCRIPTION
1	04/14/2023	REVISED PER EAC, LVPC & CITY REVIEWS

DETAILS

SHEET NO.

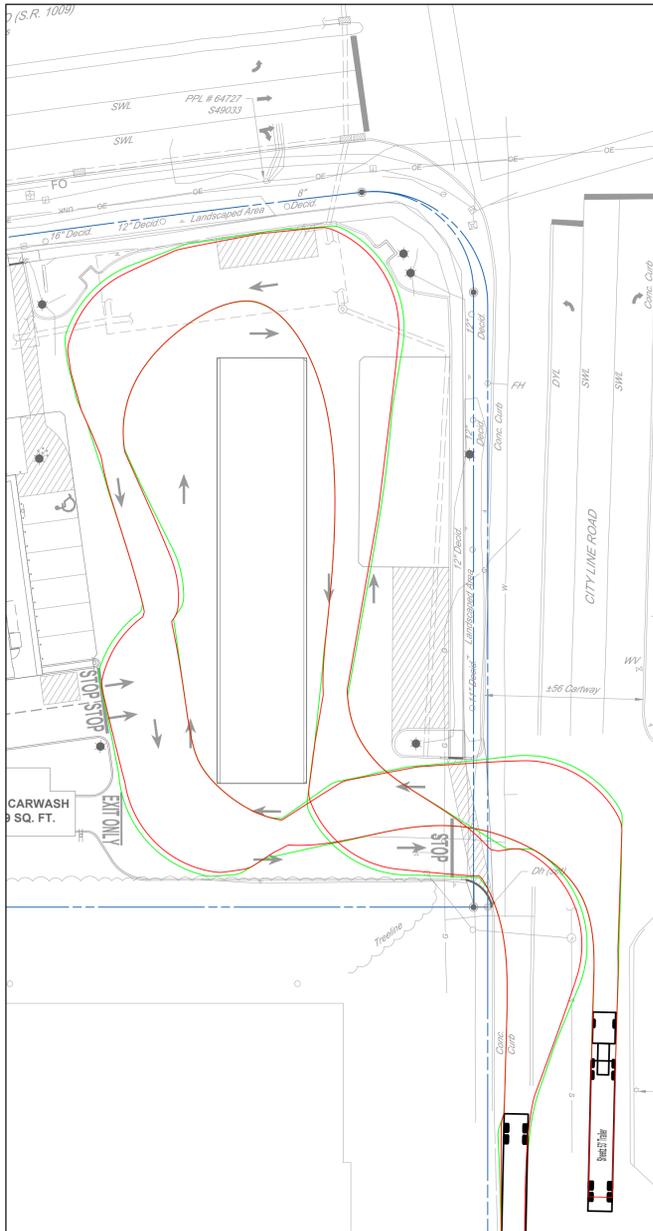
16 of 17

PROFESSIONAL SEAL

DRAWN	CM/MS
REVIEWED	ILK
SCALE	AS NOTED
DATE	11/22/2022
PROJECT NO.	21-0171
CAD FILE:	09 - DETAILS

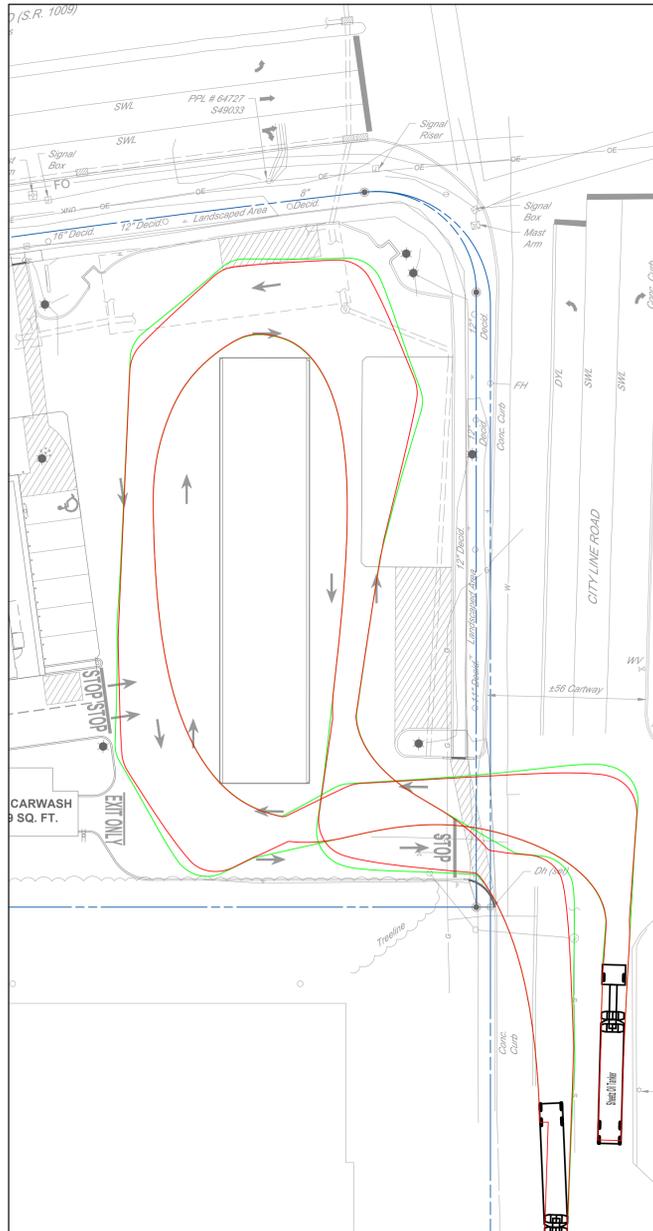
NO.	DATE	DESCRIPTION
1	04/14/2023	REVISED PER EAC, LVPS & CITY REVIEWS

TITLE	DETAILS
SHEET NO.	17 of 17



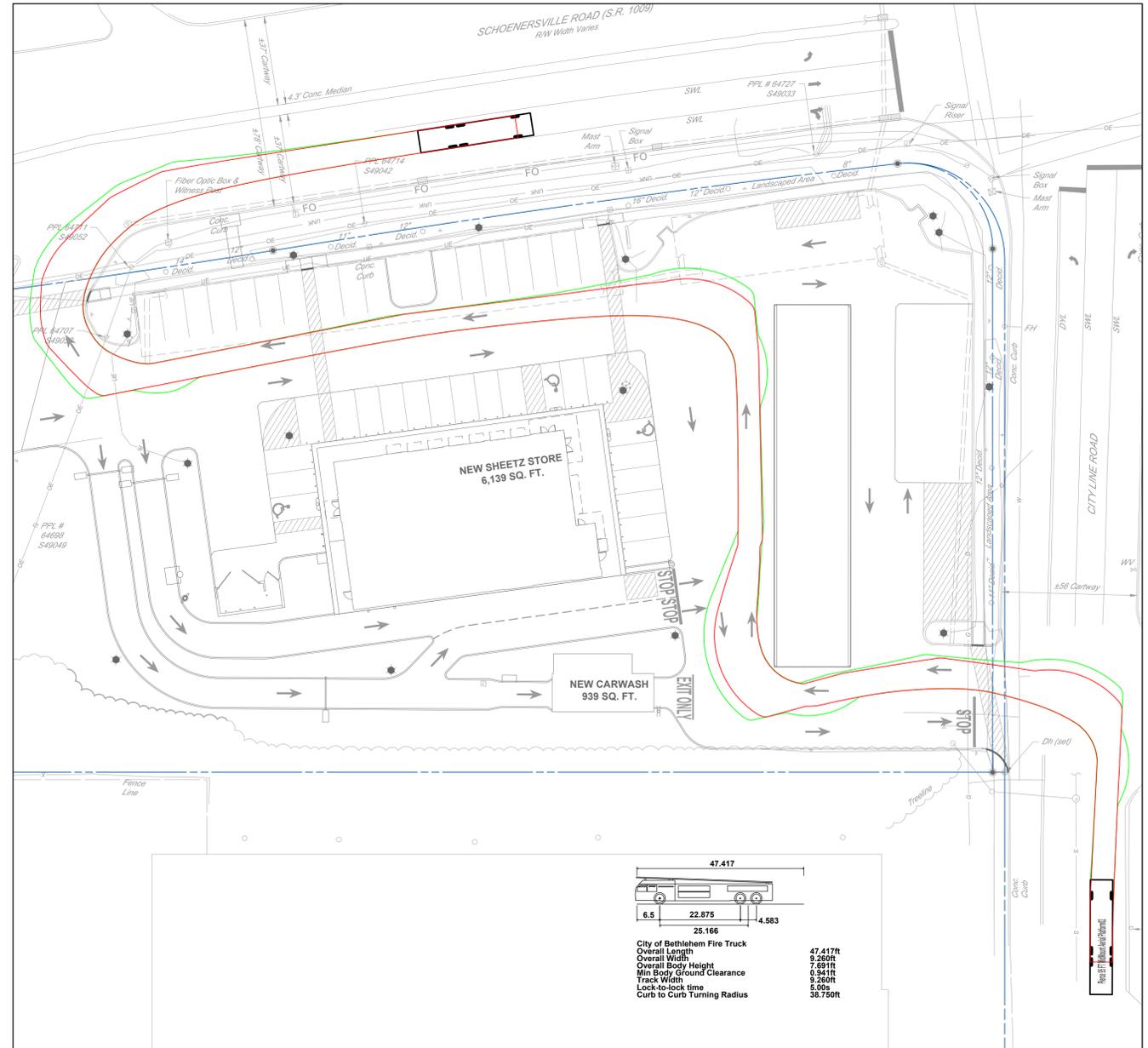
SHEETZ DELIVERY TRUCK

1"=30'



SHEETZ TANKER TRUCK

1"=30'



CITY OF BETHLEHEM FIRE DEPARTMENT FIRE TRUCK

1"=30'

LEGEND
 TIRE TRACK
 CHASIS OVERHANG

